



Report Reference: 2010/044
Site Registration:
Site Name: Park House
Assessor Number: STRO001330
Company: New Home Assessments
Assessor: James Cable



Site Details

Site Name: Park House
Site Registration:
Site Address: High Street

City/Town: Teddington
County: Greater London
Postcode: TW11 9AD
No. of Dwellings: 9
No. of Dwelling Types: 2
Planning Authority: London Borough of Richmond upon Thames
Funding Body:

Assessor Details

Company: New Home Assessments
Assessor Name: James Cable
Cert Number: STRO001330
Address: 77 Well Lane

City/Town: Galleywood
County: Chelmsford
Postcode: CM2 8QZ
Tel: 07791 214914
Email: n.h.assessments@btinternet.com

Client Details

Company: Longford Securities & Equities Ltd
Contact Name: Mr Peter Johnson
Job Title:
Email:
Tel:
Address: 61 Welbeck Street

City/Town: London
County:
Postcode: W1G 9XD

Architect Details

Company: LAP Architects
Contact Name: Mr Alan Hill
Job Title:
Email:
Tel:
Address: Great Burstead School House
70 Laindon Road

City/Town: Billericay
County: Essex
Postcode: CM12 9LD

Developer Details

Company: Longford Securities & Equities Ltd
Contact Name: Mr Peter Johnson
Job Title:
Email:
Tel:
Address: 61 Welbeck Street

City/Town: London
County:
Postcode: W1G 9XD

Dwelling ID	Plot No.	Address	Social Unit
1	1	Plot 1 Park House High Street, Teddington	No
2	2	Plot 2 Park House High Street, Teddington	No
3	3	Plot 3 Park House High Street, Teddington	No
4	4	Plot 4 Park House High Street, Teddington	No
5	5	Plot 5 Park House High Street, Teddington	No
6	6	Plot 6 Park House High Street, Teddington	No
7	7	Plot 7 Park House High Street, Teddington	No
8	8	Plot 8 Park House High Street, Teddington	No
9	9	Plot 9 Park House High Street, Teddington	No

Assessor Report Notes

This Pre Assessment Report has been prepared following the meeting between Mr Mark Hale & Mr Alan Hill of LAP Architects, and James Cable of New Home Assessments on 12 April 2011.

Development Summary & Ratings

Dwelling Type	Description	Level	Score
Two Bed Flats		3	58.86
One Bed Flats		3	60.03

Deviations from Standard

No deviations from standard

Score Sheet for Park House

Dwelling ID	ENE									WAT		MAT			SUR		WAS			POL		HEA				MAN				ECO					Summary	
	1	2	3	4	5	6	7	8	9	1	2	1	2	3	1	2	1	2	3	1	2	1	2	3	4	1	2	3	4	1	2	3	4	5	Score	Level
1	1.8	4	2	1	2	2	2	1	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	58.86	3
2	1.8	4	2	1	2	2	2	1	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	58.86	3
3	1.8	4	2	1	2	2	2	2	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	60.03	3
4	1.8	4	2	1	2	2	2	1	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	58.86	3
5	1.8	4	2	1	2	2	2	1	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	58.86	3
6	1.8	4	2	1	2	2	2	2	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	60.03	3
7	1.8	4	2	1	2	2	2	1	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	58.86	3
8	1.8	4	2	1	2	2	2	1	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	58.86	3
9	1.8	4	2	1	2	2	2	2	1	3	1	10	0	0	0	2	4	3	0	1	2	1	3	0	0	3	2	2	2	1	0	1	2	1	60.03	3

Summary Score Sheet
 Dwelling Type: Two Bed Flats
 Dwellings: 1, 2, 4, 5 and 7, 8

			Score Assessment				
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score
Energy & CO2 Emissions							
ENE 1 Dwelling Emission Rate	1.8	10	16.8	31	54.19	36.4	19.73
ENE 2 Fabric Energy Efficiency	4	9					
ENE 3 Energy Display Device	2	2					
ENE 4 Drying Space	1	1					
ENE 5 Energy Labelled White Goods	2	2					
ENE 6 External Lighting	2	2					
ENE 7 Low or Zero Carbon Energy Technologies	2	2					
ENE 8 Cycle Storage	1	2					
ENE 9 Home Office	1	1					
Water							
WAT 1 Internal Water Use	3	5	4	6	66.67	9	6
WAT 2 External Water Use	1	1					
Materials							
MAT 1 Environmental Impact of Materials	10	15	10	24	41.67	7.2	3
MAT 2 Responsible Sourcing (Basic Building Elements)	0	6					
MAT 3 Responsible Sourcing (Finishing Elements)	0	3					
Surface Water Run-off							
SUR 1 Management of surface water run-off from development	0	2	2	4	50	2.2	1.1
SUR 2 Flood Risk	2	2					
Waste							
WAS 1 Household Waste Storage and Recycling Facilities	4	4	7	8	87.5	6.4	5.6
WAS 2 Construction Site Waste Management	3	3					
WAS 3 Composting	0	1					
Pollution							
POL 1 Global Warming Potential of Insulants	1	1	3	4	75	2.8	2.1
POL 2 NOx Emissions	2	3					
Health & Wellbeing							
HEA 1 Daylighting	1	3	4	12	33.33	14	4.67
HEA 2 Sound Insulation	3	4					
HEA 3 Private Space	0	1					
HEA 4 Lifetime Homes	0	4					
Management							
MAN 1 Home User Guide	3	3	9	9	100	10	10
MAN 2 Considerate Constructors Scheme	2	2					
MAN 3 Construction Site Impacts	2	2					
MAN 4 Security	2	2					
Ecology							
ECO 1 Ecological Value of Site	1	1	5	9	55.56	12	6.67
ECO 2 Ecological Enhancement	0	1					
ECO 3 Protection of Ecological Features	1	1					
ECO 4 Change of Ecological Value of Site	2	4					
ECO 5 Building Footprint	1	2					
			Level Achieved: 3		Total Points Scored: 58.86		

Evidence for ENE 1 (Dwelling Emission Rate) - Two Bed Flats

Improvement above Part L Building Regulations 2010. 1.8 credits allocated
 The initial SAP calculations show that 1.8 credits should be achieved.

Evidence for ENE 2 (Fabric Energy Efficiency) - Two Bed Flats

Apartment
 4 credits allocated
 The initial SAP calculations show that 4 credits should be achieved.

Evidence for ENE 3 (Energy Display Device) - Two Bed Flats

Correctly specified display device showing current primary heating fuel consumption data.
 Correctly specified display device showing current consumption data.

Evidence for ENE 4 (Drying Space) - Two Bed Flats

Compliant internal drying space
 An internal drying space will be provided in the main bathrooms.

Evidence for ENE 5 (Energy Labelled White Goods) - Two Bed Flats

A+ rated fridge & freezers or fridge/freezer
 A rated washing machine and dishwasher AND B rated washer-dryers & tumbles dryers, or EU energy efficiency labelling scheme leaflet where washing machines and/or dishwashers not provided

Evidence for ENE 6 (External Lighting) - Two Bed Flats

Compliant space lighting
 Compliant security lighting

Evidence for ENE 7 (Low or Zero Carbon Energy Technologies) - Two Bed Flats

Contribution of low or zero carbon technologies greater than or equal to 15%
 It is a requirement for 20% of the energy to this development to be provided from low or zero carbon technologies, and as such both available credits will be achieved.

Evidence for ENE 8 (Cycle Storage) - Two Bed Flats

2 or 3 bedroom dwelling - Storage for 1 cycle per dwelling
 There will be space available to store one cycle per dwelling.

Evidence for ENE 9 (Home Office) - Two Bed Flats

Compliant home office

Evidence for WAT 1 (Internal Water Use) - Two Bed Flats

Internal water use less than or equal to 105 litres per person per day

Evidence for WAT 2 (External Water Use) - Two Bed Flats

No individual garden space
 No communal garden space
 Balconies provided

Evidence for MAT 1 (Environmental Impact of Materials) - Two Bed Flats

Mandatory requirements met: At least 3 elements rated A+ to D, 10 credits scored
 Given the proposed specification it is likely that in excess of 10 credits will be achieved for this category. However, 10 credits have been assumed as a worst case scenario.

Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements)) - Two Bed Flats

Zero credits or credits not sought

Evidence for MAT 3 (Responsible Sourcing (Finishing Elements)) - Two Bed Flats

Zero credits or credits not sought

Evidence for SUR 1 (Management of surface water run-off from developments) - Two Bed Flats

Special Case: No change/decrease in impermeable area.
Credits not sought, water quality criteria not met/sought.

Evidence for SUR 2 (Flood Risk) - Two Bed Flats

Low flood risk - zone 1

Evidence for WAS 1 (Household Waste Storage and Recycling Facilities) - Two Bed Flats

Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: Before collection sorting with appropriate internal storage of recyclable materials

Evidence for WAS 2 (Construction Site Waste Management) - Two Bed Flats

Compliant site waste management plan containing benchmarks, procedures and commitments for the minimizing and diverting 80% waste from landfill in line with the criteria and with Checklist WAS 2a, 2b & 2c

Evidence for WAS 3 (Composting) - Two Bed Flats

Credits not sought or no compliant composting provision

Evidence for POL 1 (Global Warming Potential of Insulants) - Two Bed Flats

All insulants have a GWP of less than 5

Evidence for POL 2 (NOx Emissions) - Two Bed Flats

Class 5 boiler

Evidence for HEA 1 (Daylighting) - Two Bed Flats

Living room: Average daylight factor of at least 1.5%
Dining room: Average daylight factor of at least 1.5%
Home office: Average daylight factor of at least 1.5%

Evidence for HEA 2 (Sound Insulation) - Two Bed Flats

Accredited Part E sound testing has been undertaken
Airborne 5dB higher, impact 5dB lower

Sound testing will be carried out on the completed dwellings to determine the levels of sound transmission through party floors and walls. The specification of the party floors and walls will be based on Robust Details which achieve 3 credits for this category.

Evidence for HEA 3 (Private Space) - Two Bed Flats

Credit not sought or no compliant space provided

Evidence for HEA 4 (Lifetime Homes) - Two Bed Flats

Credits not sought

Evidence for MAN 1 (Home User Guide) - Two Bed Flats

All criteria of inline with checklist MAN 1 part 1 - operational issues will be met
All criteria of inline with checklist MAN 1 part 2 - site and surroundings will be met

Evidence for MAN 2 (Considerate Constructors Scheme) - Two Bed Flats

Considerate constructors scheme: Significantly beyond best practise, a score of between 32 and 40 and at least a score of 4 in every section

Evidence for MAN 3 (Construction Site Impacts) - Two Bed Flats

Monitor, report and set targets for CO2 production or energy use from site activities
Monitor, report and set targets for water consumption from site activities
Adopt best practise policies in respects to air (dust) pollution from site activities
Adopt best practise policies in respects to water (ground and surface) pollution

Evidence for MAN 4 (Security) - Two Bed Flats

Secure by design section 2 compliant

Evidence for ECO 1 (Ecological Value of Site) - Two Bed Flats

Land of low ecological value, achieved through checklist ECO 1. Development site has been identified as low ecological value by a suitably qualified ecologist

Evidence for ECO 2 (Ecological Enhancement) - Two Bed Flats

Credit not sought or no compliant enhancement

Evidence for ECO 3 (Protection of Ecological Features) - Two Bed Flats

Land of low ecological value as identified under ECO 1

Evidence for ECO 4 (Change of Ecological Value of Site) - Two Bed Flats

Neutral: Greater than -3 and less than or equal to +3

Evidence for ECO 5 (Building Footprint) - Two Bed Flats

Flats ratio of 3:1

Summary Score Sheet
 Dwelling Type: One Bed Flats

Dwellings: 3, 6 and 9

			Score Assessment					
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score	
Energy & CO2 Emissions								
ENE 1	Dwelling Emission Rate	1.8	10	17.8	31	57.42	36.4	20.9
ENE 2	Fabric Energy Efficiency	4	9					
ENE 3	Energy Display Device	2	2					
ENE 4	Drying Space	1	1					
ENE 5	Energy Labelled White Goods	2	2					
ENE 6	External Lighting	2	2					
ENE 7	Low or Zero Carbon Energy Technologies	2	2					
ENE 8	Cycle Storage	2	2					
ENE 9	Home Office	1	1					
Water								
WAT 1	Internal Water Use	3	5	4	6	66.67	9	6
WAT 2	External Water Use	1	1					
Materials								
MAT 1	Environmental Impact of Materials	10	15	10	24	41.67	7.2	3
MAT 2	Responsible Sourcing (Basic Building Elements)	0	6					
MAT 3	Responsible Sourcing (Finishing Elements)	0	3					
Surface Water Run-off								
SUR 1	Management of surface water run-off from development	0	2	2	4	50	2.2	1.1
SUR 2	Flood Risk	2	2					
Waste								
WAS 1	Household Waste Storage and Recycling Facilities	4	4	7	8	87.5	6.4	5.6
WAS 2	Construction Site Waste Management	3	3					
WAS 3	Composting	0	1					
Pollution								
POL 1	Global Warming Potential of Insulants	1	1	3	4	75	2.8	2.1
POL 2	NOx Emissions	2	3					
Health & Wellbeing								
HEA 1	Daylighting	1	3	4	12	33.33	14	4.67
HEA 2	Sound Insulation	3	4					
HEA 3	Private Space	0	1					
HEA 4	Lifetime Homes	0	4					
Management								
MAN 1	Home User Guide	3	3	9	9	100	10	10
MAN 2	Considerate Constructors Scheme	2	2					
MAN 3	Construction Site Impacts	2	2					
MAN 4	Security	2	2					
Ecology								
ECO 1	Ecological Value of Site	1	1	5	9	55.56	12	6.67
ECO 2	Ecological Enhancement	0	1					
ECO 3	Protection of Ecological Features	1	1					
ECO 4	Change of Ecological Value of Site	2	4					
ECO 5	Building Footprint	1	2					
			Level Achieved: 3	Total Points Scored: 60.03				

Evidence for ENE 1 (Dwelling Emission Rate) - One Bed Flats

Improvement above Part L Building Regulations 2010. 1.8 credits allocated

The initial SAP calculations show that 1.8 credits should be achieved.

Evidence for ENE 2 (Fabric Energy Efficiency) - One Bed Flats

Apartment

4 credits allocated

The initial SAP calculations show that 4 credits should be achieved.

Evidence for ENE 3 (Energy Display Device) - One Bed Flats

Correctly specified display device showing current primary heating fuel consumption data.

Correctly specified display device showing current consumption data.

Evidence for ENE 4 (Drying Space) - One Bed Flats

Compliant internal drying space

An internal drying space will be provided in the main bathrooms.

Evidence for ENE 5 (Energy Labelled White Goods) - One Bed Flats

A+ rated fridge & freezers or fridge/freezer

A rated washing machine and dishwasher AND B rated washer-dryers & tumbles dryers, or EU energy efficiency labelling scheme leaflet where washing machines and/or dishwashers not provided

Evidence for ENE 6 (External Lighting) - One Bed Flats

Compliant space lighting

Compliant security lighting

Evidence for ENE 7 (Low or Zero Carbon Energy Technologies) - One Bed Flats

Contribution of low or zero carbon technologies greater than or equal to 15%

It is a requirement for 20% of the energy to this development to be provided from low or zero carbon technologies, and as such both available credits will be achieved.

Evidence for ENE 8 (Cycle Storage) - One Bed Flats

Studio or 1 bedroom dwelling - Storage for 1 cycle per dwelling

There will be space available to store one cycle per dwelling.

Evidence for ENE 9 (Home Office) - One Bed Flats

Compliant home office

Evidence for WAT 1 (Internal Water Use) - One Bed Flats

Internal water use less than or equal to 105 litres per person per day

Evidence for WAT 2 (External Water Use) - One Bed Flats

No individual garden space

No communal garden space

Balconies provided

Evidence for MAT 1 (Environmental Impact of Materials) - One Bed Flats

Mandatory requirements met: At least 3 elements rated A+ to D, 10 credits scored

Given the proposed specification it is likely that in excess of 10 credits will be achieved for this category. However, 10 credits have been assumed as a worst case scenario.

Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements)) - One Bed Flats

Zero credits or credits not sought

Evidence for MAT 3 (Responsible Sourcing (Finishing Elements)) - One Bed Flats

Zero credits or credits not sought

Evidence for SUR 1 (Management of surface water run-off from developments) - One Bed Flats

Special Case: No change/decrease in impermeable area.
Credits not sought, water quality criteria not met/sought.

Evidence for SUR 2 (Flood Risk) - One Bed Flats

Low flood risk - zone 1

Evidence for WAS 1 (Household Waste Storage and Recycling Facilities) - One Bed Flats

Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: Before collection sorting with appropriate internal storage of recyclable materials

Evidence for WAS 2 (Construction Site Waste Management) - One Bed Flats

Compliant site waste management plan containing benchmarks, procedures and commitments for the minimizing and diverting 80% waste from landfill in line with the criteria and with Checklist WAS 2a, 2b & 2c

Evidence for WAS 3 (Composting) - One Bed Flats

Credits not sought or no compliant composting provision

Evidence for POL 1 (Global Warming Potential of Insulants) - One Bed Flats

All insulants have a GWP of less than 5

Evidence for POL 2 (NOx Emissions) - One Bed Flats

Class 5 boiler

Evidence for HEA 1 (Daylighting) - One Bed Flats

Living room: Average daylight factor of at least 1.5%
Dining room: Average daylight factor of at least 1.5%
Home office: Average daylight factor of at least 1.5%

Evidence for HEA 2 (Sound Insulation) - One Bed Flats

Accredited Part E sound testing has been undertaken
Airborne 5dB higher, impact 5dB lower

Sound testing will be carried out on the completed dwellings to determine the levels of sound transmission through party floors and walls. The specification of the party floors and walls will be based on Robust Details which achieve 3 credits for this category.

Evidence for HEA 3 (Private Space) - One Bed Flats

Credit not sought or no compliant space provided

Evidence for HEA 4 (Lifetime Homes) - One Bed Flats

Credits not sought

Evidence for MAN 1 (Home User Guide) - One Bed Flats

All criteria of inline with checklist MAN 1 part 1 - operational issues will be met
All criteria of inline with checklist MAN 1 part 2 - site and surroundings will be met

Evidence for MAN 2 (Considerate Constructors Scheme) - One Bed Flats

Considerate constructors scheme: Significantly beyond best practise, a score of between 32 and 40 and at least a score of 4 in every section

Evidence for MAN 3 (Construction Site Impacts) - One Bed Flats

Monitor, report and set targets for CO2 production or energy use from site activities
Monitor, report and set targets for water consumption from site activities
Adopt best practise policies in respects to air (dust) pollution from site activities
Adopt best practise policies in respects to water (ground and surface) pollution

Evidence for MAN 4 (Security) - One Bed Flats

Secure by design section 2 compliant

Evidence for ECO 1 (Ecological Value of Site) - One Bed Flats

Land of low ecological value, achieved through checklist ECO 1. Development site has been identified as low ecological value by a suitably qualified ecologist

Evidence for ECO 2 (Ecological Enhancement) - One Bed Flats

Credit not sought or no compliant enhancement

Evidence for ECO 3 (Protection of Ecological Features) - One Bed Flats

Land of low ecological value as identified under ECO 1

Evidence for ECO 4 (Change of Ecological Value of Site) - One Bed Flats

Neutral: Greater than -3 and less than or equal to +3

Evidence for ECO 5 (Building Footprint) - One Bed Flats

Flats ratio of 3:1

Assessor Declaration

I James Cable, can confirm that I have compiled this report to the best of my ability, I have based all findings on the information that is referenced within this report, and that this report is appropriate for the registered site.

To the best of my knowledge all the information contained within this report is correct and accurate. I have within my possession all the referencematerial that relates to this report, which is available for inspection by the client, the clients representative or Stroma Certificationfor Quality Assurance monitoring.

Signed:



James Cable
New Home Assessments
12 April 2011

Information about Code for Sustainable Homes

The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code is based on EcoHomes®.

It was launched in December 2006 with the publication of 'Code for Sustainable Homes: A stepchange in sustainable home building practice' (Communities and Local Government, 2006), and became operational in England from April 2007.

The Code for Sustainable Homes covers nine categories of sustainable design. Each category includes a number of environmental issues. Each issue is a source of impact on the environment which can be assessed against a performance target and awarded one or more credits. Performance targets are more demanding than the minimum standards needed to satisfy Building Regulations or other legislation. They represent good or best practice, are technically feasible, and can be delivered by the building industry. The issues and categories are as follows:

- Energy & CO2 Emissions
 - Dwelling Emission Rate
 - Building Fabric
 - Internal Lighting
 - Drying Space
 - Energy Labelled White Goods
 - External Lighting
 - Low or Zero Carbon Technologies
 - Cycle Storage
 - Home Office
- Water
 - Internal Water Use
 - External Water Use
- Materials
 - Environmental Impact of Materials
 - Responsible Sourcing of Materials - Basic Building Elements
 - Responsible Sourcing of Materials - Finishing Elements
- Surface Water Run-off
 - Management of Surface Water Run-off from the Development
 - Flood Risk
- Waste
 - Storage of Non-Recyclable Waste and Recyclable Household Waste
 - Construction Site Waste Management
 - Composting
- Pollution
 - Global Warming Potential of Insulants
 - NOx Emissions

- Health & Wellbeing
 - Daylighting
 - Sound Insulation
 - Private Space
 - Lifetime Homes
- Management
 - Home User Guide
 - Considerate Constructors Scheme
 - Construction Site Impacts
 - Security
- Ecology
 - Ecological Value of Site
 - Ecological Enhancement
 - Protection of Ecological Features
 - Change in Ecological Value of Site
 - Building Footprint

The Code assigns one or more performance requirements (assessment criteria) to all of the above environmental issues. When each performance requirement is achieved a credit is awarded (with the exception of the four mandatory requirements which have no associated credits). The total number of credits available to a category is the sum of credits available for all the issues within it.

Mandatory minimum performance standards are set for some issues. For four of these, a single mandatory requirement is set which must be met, whatever Code level rating is sought. Credits are not awarded for these issues. Confirmation that the performance requirements are met for all four is a minimum entry requirement for achieving a level 1 rating. The four un-credited issues are:

- Environmental Impacts of Materials
- Management of Surface Water Run-off from Developments
- Storage of Non-Recyclable Waste and Recyclable Household Waste
- Construction Site Waste Management

If the mandatory minimum performance standard is met for the four un-credited issues, four further mandatory issues need to be considered. These are agreed to be such important issues that separate Government policies are being pursued to mitigate their effects. For two of these, credits are awarded for every level of achievement recognised within the Code, and minimum mandatory standards increase with increasing rating levels.

The two issues with increasing mandatory minimum standards are:

- Dwelling Emission Rate
- Indoor Water Use

For one issue a mandatory requirement at Level 5 or 6:

- Fabric Energy Efficiency

The final issue with a mandatory requirement for Level 6 of the Code is:

- Lifetime Homes

Further credits are available on a free-choice or tradable basis from other issues so that the developer may choose how to add performance credits (converted through weighting to percentage points) achieve the rating which they are aiming for.

The environmental impact categories within the Code are not of equal importance. Their relative value is conveyed by applying a consensus-based environmental weighting factor (see details below) to the sum of all the raw credit scores in a category, resulting in a score expressed as percentage points. The points for each category add up to 100.

The weighting factors used in the Code have been derived from extensive studies involving a wide range of stakeholders who were asked to rank (in order of importance) a range of environmental impacts. Stakeholders included international experts and industry representatives.

It is also important to note that achieving a high performance in one category of environmental impact can sometimes result in a lower level of performance for another. For instance, if biomass is used to meet heating demands, credits will be available for performance in respect of energy supplied from a renewable source, but credits cannot be awarded for low NOX emission. It is therefore impossible to achieve a total percentage points score of 100.

The Code uses a rating system of one to six stars. A star is awarded for each level achieved. Where an assessment has taken place by where no rating is achieved, the certificate states that zero stars have been awarded:

Code Levels	Total Points Score (Equal to or Greater Than)
Level 1 ★☆☆☆☆☆	36 Points
Level 2 ★★☆☆☆☆	48 Points
Level 3 ★★★☆☆☆	57 Points
Level 4 ★★★★☆☆	68 Points
Level 5 ★★★★★☆	84 Points
Level 6 ★★★★★★	90 Points

Formal assessment of dwellings using the Code for Sustainable Homes may only be carried out using Certified assessors, who are qualified 'competent persons' for the purpose of carrying out Code assessments.

Energy & CO2 Emissions

ENE 1:Dwelling Emission Rate

Available Credits:10

Aim:To limit CO2 emissions arising from the operation of a dwelling and its services in line with current policy on the future direction of regulations.

ENE 2:Fabric Energy Efficiency

Available Credits:9

Aim:To improve fabric energy efficiency performance thus future-proofing reductions in CO2 for the life of the dwelling.

ENE 3:Energy Display Device

Available Credits:2

Aim:To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use.

ENE 4:Drying Space

Available Credits:1

Aim:To promote a reduced energy means of drying clothes.

ENE 5:Energy Labelled White Goods

Available Credits:2

Aim:To promote the provision or purchase of energy efficient white goods, thus reducing the CO2 emissions from appliance use in the dwelling.

ENE 6:External Lighting

Available Credits:2

Aim:To promote the provision of energy efficient external lighting, thus reducing CO2 emissions associated with the dwelling.

ENE 7:Low or Zero Carbon Technologies

Available Credits:2

Aim:To limit CO2 emissions and running costs arising from the operation of a dwelling and its services by encouraging the specification of low and zero carbon energy sources to supply a significant proportion of energy demand.

ENE 8:Cycle Storage

Available Credits:2

Aim:To promote the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys and the associated CO2 emissions.

ENE 9:Home Office

Available Credits:1

Aim:To promote working from home by providing occupants with the necessary space and services thus reducing the need to commute.

Water

WAT 1:Indoor Water Use

Available Credits:5

Aim:To reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems.

WAT 2:External Water Use

Available Credits:1

Aim:To promote the recycling of rainwater and reduce the amount of mains potable water used for external water uses.

Materials

MAT 1:Environmental Impact of Materials

Available Credits:15

Aim:To specify materials with lower environmental impacts over their life-cycle.

MAT 2:Responsible Sourcing of Materials - Basic Building Elements

Available Credits:6

Aim:To promote the specification of responsibly sourced materials for the basic building elements.

MAT 3:Responsible Sourcing of Materials - Finishing Elements

Available Credits:3

Aim:To promote the specification of responsibly sourced materials for the finishing elements.

Surface Water Run-off

SUR 1:Management of Surface Water Run-off from developments

Available Credits:2

Aim:To design surface water drainage for housing developments which avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers using SuDS techniques. This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.

SUR 2:Flood Risk

Available Credits:2

Aim:To promote housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

Waste

WAS 1:Storage of non-recyclable waste and recyclable household waste

Available Credits:4

Aim:To promote resource efficiency via the effective and appropriate management of construction site waste.

WAS 2:Construction Site Waste Management

Available Credits:3

Aim:To promote resource efficiency via the effective and appropriate management of construction site waste.

WAS 3:Composting

Available Credits:1

Aim:To promote the provision of compost facilities to reduce the amount of household waste sent to landfill.

Pollution

POL 1:Global Warming Potential of Insulants

Available Credits:1

Aim:To promote the reduction of emissions of gases with high GWP associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials.

POL 2:NOx Emissions

Available Credits:3

Aim:To promote the reduction of nitrogen oxide (NOX) emissions into the atmosphere.

Health & Wellbeing

HEA 1:Daylighting

Available Credits:3

Aim:To promote good daylighting and thereby improve quality of life and reduce the need for energy to light the home.

HEA 2:Sound Insulation

Available Credits:4

Aim:To promote the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours.

HEA 3:Private Space

Available Credits:1

Aim:To improve quality of life by promoting the provision of an inclusive outdoor space which is at least partially private.

HEA 4:Lifetime Homes

Available Credits:4

Aim:To encourage the construction of homes that are accessible and easily adaptable to meet the changing needs of current and future occupants.

Management

MAN 1:Home User Guide

Available Credits:3

Aim:To promote the provision of guidance enabling occupants to understand and operate their home efficiently and make the best use of local facilities.

MAN 2:Considerate Constructors Scheme

Available Credits:3

Aim:To promote the environmentally and socially considerate, and accountable management of construction sites.

MAN 3:Construction Site Impacts

Available Credits:2

Aim:To promote construction sites managed in a manner that mitigates environmental impacts.

MAN 4:Security

Available Credits:2

Aim:To promote the design of developments where people feel safe and secure- where crime and disorder, or the fear of crime, does not undermine quality of life or community cohesion.

Ecology

ECO 1:Ecological value of site

Available Credits:1

Aim:To promote development on land that already has a limited value to wildlife, and discourage the development of ecologically valuable sites.

ECO 2:Ecological enhancement

Available Credits:1

Aim:To enhance the ecological value of a site.

ECO 3:Protection of ecological features

Available Credits:1

Aim:To promote the protection of existing ecological features from substantial damage during the clearing of the site and the completion of construction works.

ECO 4:Change in ecological value of site

Available Credits:4

Aim:To minimise reductions and promote an improvement in ecological value.

ECO 5:Building footprint

Available Credits:2

Aim:To promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.

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