

## EcoHomes 2006 Pre Assessment Estimator

If you require further assistance in filling in this form please [click here](#) to access the EcoHomes Guidance

Issue		% of total score	Dwelling	Location	Evidence
			% of total score achieved		
Energy					
Ene 1	Dwelling Emission Rate				
	Credits are awarded to achieve SAP 2005 CO2 emissions as follows:				
	· Less than or equal to 40 kg/m2/yr	0.92			
	or				
	· Less than or equal to 35 kg/m2/yr	1.83			
	or				
	· Less than or equal to 32 kg/m2/yr	2.75			
	or				
	· Less than or equal to 30 kg/m2/yr	3.67			
	or				
	· Less than or equal to 28 kg/m2/yr	4.58			
	or				
	· Less than or equal to 26 kg/m2/yr	5.5			
	or				
	· Less than or equal to 24 kg/m2/yr	6.42			
	or				
	· Less than or equal to 22 kg/m2/yr	7.33			
	or				
	· Less than or equal to 20 kg/m2/yr	8.25			
	or				
	· Less than or equal to 18 kg/m2/yr	9.17			
	or				
	· Less than or equal to 15 kg/m2/yr	10.08			
	or				
	· Less than or equal to 10 kg/m2/yr	11.00			

	or · Less than or equal to 5 kg/m2/yr or · Less than or equal to 0 kg/m2/yr or · Less than or equal to -10 kg/m2/yr  Note: -10kg CO2/m2 allows for recognition of 'true zero' carbon solutions.	11.92 12.83 13.75 11.92 (max 13.75)	11.92     	A SAP calculation will be forwarded during the building construction stage
<b>Ene 2</b>	<b>Building envelope performance</b> Either 0.92 or 1.83 awarded where thermal performance based on the Heat Loss Parameter (HLP) method meets the following requirements: For new build: · where the HLP is less than or equal to 1.3 W/m2K or · where the HLP is less than or equal to 1.1 W/m2K  For refurbishment: · where the HLP is less than or equal to 2.2 W/m2K or · where the HLP is less than or equal to 1.75 W/m2K	0.92 1.83 0.92 1.83 1.6 1.6 (max 1.83)	      	
<b>Ene 3</b>	<b>Drying space</b> Provision of drying space	0.92 0 0 (max 0.92)	0 0 	
<b>Ene 4</b>	<b>Eco Labelled white goods</b> Provision of eco labelled white goods with the following energy ratings: · All fridges, freezers, fridge-freezers with an A+ rating · All washing machines, and dishwashers where supplied, with an A rating and washer dryers and tumble dryers with a rating of B or higher or	0.92 0.92 0.92 0.92	0.92   	



	· No white goods provided but info on Eco labelling	0.92	1.84 (max 1.83)		
Ene 5	<b>Internal Lighting</b> · Where 40% dedicated low energy lights have been specified or · Where 75% dedicated low energy lights have been specified	0.92			
		1.83	1.83 1.83 (max 1.83)		
Ene 6	<b>External Lighting</b> <b>Space lighting</b> · all space lighting is specifically designed to accommodate only compact fluorescent lamps (CFL) <b>Security lighting</b> · all intruder lighting to be 150 watts maximum and be fitted with PIR and day light sensor and · all other type of security lighting to accommodate CFLs or fluorescent strips only and be fitted with dawn to dusk sensors or timers	0.92	0.92		
		0.92			
			0.92 1.84 (max 1.83)		
Total Number of Energy Credits Achieved			19.03 (max 22.00)		

Transport					
Tra 1	<b>Public Transport</b> <b>Urban and suburban areas</b> 80% of the development within: · 1000m of a 30 min peak and an hourly off peak service or · 500m of a 15 min peak and a half hourly off peak service	1.00			
		2.00		2	
	<b>Rural areas</b> 80% of the development within:				

	· 1000m of an hourly service or · 500m of an hourly service OR a community bus servi	1.00			
		2.00		2	
				(max 2.00)	
<b>Tra 2</b>	<b>Cycle storage</b> Provision of cycle storage for: · 50% of dwellings or · 95% or dwellings	1.00			
		2.00	2		8 parkings bays for 7 sc flats
			2		
			(max 2.00)		
<b>Tra 3</b>	<b>Local Amenities</b> Proximity to local amenities: · Within 500m of a food shop and post box · Within 1000m of 5 of the following: food shop* postal facility, bank/ cash machine, pharmacy, primary school, medical centre, leisure centre, community centre, public house, children's play area, place of worship, outdoor open access public area · Safe pedestrian routes to the local amenities  * if not used for the 1st credit	1.00			1 tesco supermarket is next door
		1.00			
		1.00			1 restaurants are less than a minute walk
					1 pavement around the site
				3	
				(max 3.00)	
<b>Tra 4</b>	<b>Home office</b> Provision of space, and services, for a home office	1.00	1		the rooms are big enough for the provision of work/living accomodation.
			1		
			(max 1.00)		
Total Number of Transport Credits Achieved			3	5	
					(max 8.00)

#### Pollution

<b>Pol 1</b>	<b>Insulation ODP and GWP</b>				
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	<p>Specifying insulating materials, that avoid the use of ozone depleting substances and have a global warming potential (GWP) of less than 5 or more (and an ODP of zero), in either manufacture or composition, for the following elements:</p> <ul style="list-style-type: none"> <li>· Roof (incl. loft hatch)</li> <li>· Wall – internal and external (incl. all doors, lintels and all acoustic insulation).</li> <li>· Floor (incl. foundations)</li> <li>· Hot water cylinder (incl. pipe insulation and other thermal store)</li> </ul>	0.91	0.91 0.91 (max 0.91)	<p>glass fibre, mineral fibre,</p> <p>wood fibre baord</p> <p>cellulose insulation</p>
<b>Pol 2</b>	<p><b>NOx emissions</b></p> <p>95% of dwellings throughout the development must be served by heating and hot water systems with an average NOx emission rate of less than or equal to the levels listed below.</p> <ul style="list-style-type: none"> <li>· Less than or equal to 100 NOx mg/kWh</li> <li>or</li> <li>· Less than or equal to 70 NOx mg/kWh</li> <li>or</li> <li>· Less than or equal to 40 NOx mg/kWh</li> </ul>	0.91 1.82 2.73	1.82 (max 2.73)	
<b>Pol 3</b>	<p><b>Reduction of surface runoff</b></p> <p>where rainwater holding facilities and/or sustainable drainage techniques are used to provide attenuation of water run off to either natural watercourses and/or municipal drainage systems, by 50%* in areas of low probability of flooding, 75%* in areas of medium flood risk and 100%* in areas of high flood risk, at peak times from:</p> <ul style="list-style-type: none"> <li>· Hard surface runoff</li> <li>· Roof runoff</li> </ul>	0.91 0.91	0.91 1.82	<p>the rain water gulleys and downpipes fom the roofs and floor will be connected to the existing main surface sewer. There wil be a rain water collection tank under ground connection to the rear roof gulley. The rain water</p>

	* Where a statutory body requires a greater attenuation then the higher requirement should be met in order to achieve these credits.				
			(max 1.82)		will be used for used for the cleaning, washing up and maintenance for the building e.g window cleaning.
Pol 4	<b>Renewable and Low Emission Energy Source</b> · Where evidence provided demonstrates that a feasibility study considering renewable and low emission energy has been carried out and the results implemented and · Where evidence provided demonstrates that the first credit has been achieved and 10% of total energy demand for the development is supplied from local renewable, or low emission energy, or · Where evidence provided demonstrates that the first credit has been achieved and 15% of total energy demand for the development is supplied from local renewable, or low emission energy,	0.91			
			0.91	0.91	all the materials provided on site for the building will be from local merchants. All the materials e.g roof tiles,
			1.82		bricks, cement, ballast are from England.
	* In line with the recommendations of the feasibility study.		0.91		
			(max 2.73)		
Pol 5	<b>Flood Risk Mitigation</b> · Where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding. or Where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium annual probability of flooding and the ground level of the building, car parking and access is above the design flood level for the site's	1.82			
			1.82	1.82	The proposal is not in a flood zone.
		0.91			
			1.82		
			(max 1.82)		



Total Number of Pollution Credits Achieved	7.28	
	(max 10.00)	


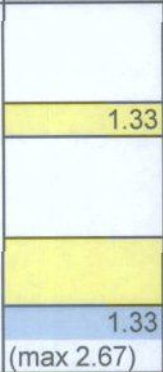
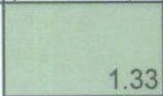
Materials				
<b>Mat 1</b>	<b>Environmental Impact of Materials</b> The following elements obtaining an A rating from the Green Guide for Housing: · Roof  · External walls · Internal walls - party walls and internal partitions · Floors · Windows  · External surfacing  · Boundary protection	1.35   1.35 1.35 1.35 0.9  0.45  0.45	1.35   1.35 1.35 1.35 0.9  0.45  0.45 7.2 (max 7.23)	Timber trussed rafters and joists with insulation, roofing underlay, counterbattens, battens and concrete plain tile (812410017) A+ Brickwork outer leaf, insulation, aircrete blockwork inner leaf, cement mortar, plaster, paint (806170028) chipboard decking on timber joist (807280081) A+ Durable hardwood window, double glazed, solvent borne gloss paint (non-TWAS) (813100013) A+ Concrete Block Pavers, CBP (50mm) with no sub-base (824130005) A+ Pre-treated timber post and panel fencing (827020012) A+
<b>Mat 2</b>	<b>Responsible sourcing of Materials: Basic Building Elements</b> Where the majority of materials in the following basic building elements are responsibly sourced*: 1. Frame 2. Ground Floor 3. Upper floors (including any loft boarding) 4. Roof (structure and cladding) 5. External walls (including external cladding) 6. Internal walls (including internal partitions) 7. Foundations/substructure 8. Staircase (including the tread, rises and stringers)	0.90, 1.35, 1.8 or 2.71		1,2,3,4,5,8 timber from local merchants,

	*It is recommended that the Breeam's guidance is consulted if you wish to claim this credit		1.8 (max 2.71)	foundation with concrete
<b>Mat 3</b>	<b>Responsible sourcing of Materials: Finishing Elements</b> secondary building and finishing elements are responsibly sourced*: 1. Stair (including handrails, balustrades, banisters, other guarding/rails (excluding staircase)) 2. Window (including sub-frames, frames, boards, sills) 3. External & internal door: (including sub-frames, frames, linings, door) 4. Skirting (including architrave, skirting board & rails) 5. Panelling (including any other trim) 6. Furniture (including fitted; kitchen, bedroom, and bathroom) 7. Facias (soffit boards, bargeboards, gutter boards, *It is recommended that the Breeam's guidance is consulted if you wish to claim this credit	0.90 or 1.35	1.35 1.35 (max 1.35)	1.,2,3,4,5,6,7, are all made from local available wood.
<b>Mat 4</b>	<b>Recycling Facilities</b> Recycling of Household waste · Provision of internal storage only or · Provision of external storage (or LA collection) only or Provision of internal AND external storage (or LA colle	0.9 0.9 2.71	2.71 2.71 (max 2.71)	recycle bins for plastic, glass, paper
Total Number of Materials Credits Achieved			13.06 (max 14.00)	
<b>Water</b>				
<b>Wat 1</b>	<b>Internal Potable Water Use</b>			



	· Less than or 52 m3 per bedspace per year	1.67		
	or			
	· Less than or equal to 47 m3 per bedspace per year	3.33		
	or			
	· Less than or equal to 42 m3 per bedspace per year	5.00		
	or			
	· Less than or equal to 37 m3 per bedspace per year	6.66	6.66	low flush toilet, control tap for washing and bathroom
	or			
	· Less than or equal to 32 m3 per bedspace per year	8.33		
			6.66	
			(max 8.33)	
Wat 2	External Potable Water Use Rain water collection system for watering gardens and landscaped areas	1.67	1.67	rain water harvesting system underground.
			1.67	
			(max 1.67)	
Total Number of Water Credits Achieved			8.33	
			(max 10.00)	

Land Use and Ecology				
Eco1	<b>Ecological value of site</b> · Building on land which is inherently of low ecological value	1.33		
				1.33
				1.33 (max 1.33)
Eco2	<b>Ecological enhancement</b> · Enhancing the ecological value of the site through consultation with an accredited expert	1.33		
				1.33
				1.33 (max 1.33)
Eco3	<b>Protection of ecological features</b> · Ensuring the protection of any existing ecological features on the site	1.33		
				1.33
				1.33

Eco4	<b>Change of ecological value of site</b> · A change of between -9 and -3 species or · A change of between -3 and +3 species or · A change between +3 and +9 species or · A change of greater than +9 species	1.33 2.67 4.00 5.33		(max 1.33)
				4
				4
				(max 5.33)
Eco5	<b>Building footprint</b> · Where the total combined Floor area: Footprint ratio for all houses on the site is greater than 2.5:1 and · Where the total combined Floor area: Footprint ratio for all flats on the site is greater than 3.5:1 or · Where the total combined Floor area: Footprint ratio for all dwellings on the site is greater than 3.5:1	1.33   2.67		
				1.33
				1.33
				(max 2.67)
Total Number of Land Use and Ecology Credits Achieved				7.99 (max 12.00)

Health and Well Being				
Hea1	<b>Daylighting</b> Provision of adequate daylighting, according to BS 8206:pt2 in: · In the kitchen · In living rooms, dining rooms and studies · View of sky in all above rooms	1.75		
			1.75	glazed area to be at least 25% of the floor area
			1.75	glazed area to be at least 25% of the floor area
			1.75	glazed area to be at least 25% of the floor area
			5.25 (max 5.25)	



Hea 2	<b>Sound Insulation</b> 1.75, 3.5, 5.25 or 7.00* where pre-completion testing is carried out to comply or improve on performance standards in Approved Document E (2003 Edition, Building Regulations England and Wales).  *It is recommended that the Breeam's guidance is consulted if you wish to claim this credit	1.75, 3.5, 5.25 or 7.00			
			7		monarfloor company will be responsible to carry out inspection and testing
			7		
			(max 7.00)		
Hea3	<b>Private space</b> Provision of private or semi private space	1.75	1.75		
			1.75		
			(max 1.75)		
			Total Number of Health and Well Being Credits Achieved		
			14		
			(max 14.00)		

### Management

Man 1	<b>Home User Guide</b> Where evidence can be provided to demonstrate that there is provision, in each home, of a simple guide that covers information to the 'non-technical' tenant/occupant on: · The environmental performance of their home · Information relating to the site and surroundings	2.00 1.00			
			2		will be provided to the tenants.
			1		
			3 (max 3.00)		
Man 2	<b>Considerate Constructors</b> · Demonstrate a commitment to comply with best practice site management principles or · Demonstrate a commitment to go significantly beyond	1.00 2.00			
				1	the contractors will follow the best practice guidelines
				1 (max 2.00)	
Man 3	<b>Construction Site Impacts</b>				

	<ul style="list-style-type: none"> <li>· Evidence that demonstrates a commitment and a strategy to monitor, sort and recycle construction waste on site.</li> <li>and</li> <li>· Evidence that demonstrates that 2 or more of a-f listed below are achieved.</li> <li>or</li> <li>· Evidence that demonstrates that 4 or more of a-f are achieved: <ul style="list-style-type: none"> <li>a. monitor and report CO2 or energy arising from site activities</li> <li>b. monitor and report on CO2 or energy arising from transport to and from site</li> <li>c. monitor water consumption from site activities</li> <li>d. adopt best practice policies in respect of air (dust) pollution arising from the site</li> <li>e. adopt best practice policies in respect of water (ground and surface) pollution occurring on the site</li> <li>f. 80% of site timber is reclaimed, reused or responsibly sourced.</li> </ul> </li> </ul>	c,d,e,f	<div>1.00</div> <div>1.00</div> <div>2.00</div> <div>4</div> <div>(max 3.00)</div>	<div>1 evidence will be provided to the council by site supervisor</div> <div>1</div> <div>2</div> <div>evidence will be provided by the site contractor</div>
<b>Man 4</b>	<b>Security</b> <ul style="list-style-type: none"> <li>· Commitment to work with an Architectural Liaison Officer and achieve Secured by Design award.</li> <li>· Security standards for external doors and windows, to achieve a minimum of either: <ul style="list-style-type: none"> <li>- LPS1175SR1 (All doors and windows) OR</li> <li>- PAS24-1 (All external pedestrian door-sets falling within scope of PAS24-1) AND</li> <li>BS7950 (All windows falling into the scope</li> </ul> </li> </ul>		<div>1.00</div> <div>1.00</div> <div>1</div> <div>1</div> <div>(max 2.00)</div>	<div>will be referred to the manufacturer</div>



Total Number of Management Credits Achieved	1	5
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(max 10.00)

Total in all Sections (max 100.00)

88
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**EXCELLENT**