

Code for Sustainable Homes Status Report 2014



Design Stage		ENE	Author	Naomi Sadler	Version No.	V2
Client	Berkeley Homes (West London) Limited		Reviewed by		Date.	11.05.2016
Development	Latchmere House, Richmond					

Complete
 Partial completion
 All information outstanding

SECTION	Credits	COMMENTS	EVIDENCE REQUIRED	ACTION BY
Ene 1 – Dwelling Emission Rate	3.0/10	The developer has not currently provided SAP calculations. All dwellings will meet building regulation compliance. Space heating for all dwellings is currently assumed to be provided by Gas boiler, with pumped hot water system with full zone control.	Detailed documentary evidence confirming the <i>TER, DER</i> and percentage improvement of DER over TER based on design stage <i>SAP outputs*</i> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">OR</p> Where applicable: A copy of calculations as detailed in the assessment methodology based on design stage SAP outputs* <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">AND</p> Confirmation of FEE performance where SAP section 16 allowances have been included in the calculation *Dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address. If not produced by an accredited energy assessor additional verification is required as detailed in the assessment methodology.	
Ene 2 – Building Fabric	4.1/9	Current Assumed - Windows to have 1.2 W/m ² K U-Value rating. Ground Floor construction to achieve a minimum U-Value of 0.11 W/m ² K, roofs to achieve 0.09 W/m ² K and walls to achieve 0.20W/m ² K. Air test at 4 (See SAP approval for full details)	Detailed documentary evidence confirming fabric energy efficiency based on Design Stage SAP outputs <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">OR</p> Where applicable: A copy of calculations as detailed in the assessment methodology based on design stage SAP outputs *Dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address. If not produced by an accredited energy assessor additional verification is required as detailed in the assessment methodology.	

Ene 3 – Energy Display Devices

2 / 2

The developer has confirmed their commitment to provide an energy display device displaying the following information:

- Local time
- Current mains energy consumption
- Current Emissions
- Current Tariff
- Current Cost
- Account balance info
- Visual presentation of data
- Historical consumption data

Detailed documentary evidence confirming:
That the correctly specified energy display device is dedicated to the dwelling

AND

The consumption data displayed by the correctly specified energy display device

Where detailed documentary evidence cannot be produced at this stage:
A specification can be allowed as evidence of intent to meet specific requirements

OR

A letter of instruction to a contractor/supplier or a formal letter from the developer giving the specific undertaking can be allowed

Ene 4 – Drying Space

1 / 1

The developer has confirm their commitment to provide a reduced energy means of drying clothes.

They will need be providing a rotary line to the rear garden permanently fixed in concrete with a minimum drying line length of 6m to the dwellings.

Please confirm the position of the drying line on the site plan.

For internal drying space, detailed documentary evidence confirming:

- The location of drying fixings
- Details/location of ventilation provided
- The length of drying line
- Details of the lock provided (for communal drying space only)

For external drying space, detailed documentary evidence confirming:

- The location of fixings/footings or posts
- The length of drying line
- Details of the lock provided (for communal drying space only)

Where detailed documentary evidence cannot be produced at this stage:
A specification can be allowed as evidence of intent to meet specific requirements

OR

A letter of instruction to a contractor/supplier or a formal letter from the developer giving the specific undertaking

Ene 5 – Energy Labelled White Goods

1/2

They developer has confirmed that a leaflet on energy efficient appliances will be provided within the home information packs.

Please also confirm **if** white goods are installed the **make and model** no. to confirm the credit requirements.

If any white goods are to be provided, detailed documentary evidence confirming:
The appliances to be provided with their applicable ratings under the EU Energy Efficiency Labelling Scheme

Where washer dryers or tumble dryers will not be provided and the second credit is sought, provide detailed documentary evidence as follows:

- A copy of the EU Energy Efficiency Labelling Scheme Information

AND

- Confirmation that the information will be provided to all dwellings

If no white goods are provided, detailed documentary evidence as follows:

- A copy of the information that will be provided on the EU Energy Efficiency Labelling Scheme

AND

- Confirmation that the information will be provided to all dwellings

AND

- Confirmation that all appliances available for purchase with the dwelling are compliant with the assessment criteria

Where details cannot be produced at this stage:

- A formal letter from the developer giving the specific undertaking

Ene 6 – External Lighting

2/2

Please confirm the external lighting will be as follows:

Houses – The lighting to the front door is to be fitted with an energy efficient light with a simple switch. All other

Relevant drawings clearly showing the location of all external light fittings

AND

Detailed documentary evidence confirming:

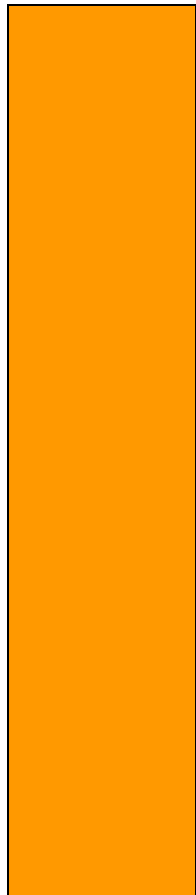
- The types of light fitting and efficacy, in lumens per circuit watt, for all lamps

		<p>external lights (i.e. patio areas) to have a PIR and daylight shut off device.</p> <p>There is no security lighting provided, the second credit can be awarded by default as all the conditions for the first credit space lighting have been met.</p>	<ul style="list-style-type: none"> The control systems applicable to each light fitting or group of fittings <p>Where detailed information is not available at this stage: A letter of instruction to a contractor/supplier or a formal letter from the developer giving the specific undertaking</p>	
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<p>Ene 7 – Low or Zero Carbon (LZT) Technologies</p>		<p>Some plots achieve this credit for meeting a minimum 10% contribution due to PV on the dwellings. Please provide details of the MCS certification to the dwelling to confirm the code credits.</p>	<p>A copy of calculations as detailed in the assessment methodology based on design stage <i>SAP outputs</i></p>	
	<p>0 / 2</p>		<p style="text-align: center;">AND</p> <p>Detailed documentary evidence confirming that the specified low or zero carbon technologies:</p> <ul style="list-style-type: none"> Meet any additional requirements defined in Directive 2009/28/EC as applicable. <p>And are:</p> <ul style="list-style-type: none"> Certified under the Microgeneration Certification Scheme* <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> Certified under the CHPQA standard* <p>*As applicable.</p>	

			<p>Detailed documentary evidence showing:</p>	
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<p>Ene 8 – Cycle Storage</p>	<p>2 / 2</p>	<p>The drawing provided the position of the cycle stores however some plots do not have ‘convenient cycle storage’ as they are a mid-terrace with a rear garden only accessible through the</p> <p>Secure entrance lock - Where communal cycle storage will be provided within a block of flats, the entrance must be a secure door set and meet the requirements of clauses 21.2 to 21.6 and 21.8 to 21.13 of the ‘Secured by Design New Homes 2010’ document. Note that this room should have no windows.</p> <p>Secure fixing - A ground anchor certificated to ‘Sold Secure’ Silver Standard. Where a communal cycle store will be used, a stand must be provided to support the bike, and a secure ground anchor point for each cycle space (certificated to ‘Sold Secure’ Silver Standard). Alternatively a secure stand can be provided.</p> <p>Secure Stand A stand which allows both wheel and frame to be locked and must, as a minimum, be of galvanised steel bar construction (with a minimum thickness of 3mm) and have a minimum foundation depth of 300mm with a welded anchor T-bar set in concrete to prevent it being easily removed from the ground.</p>	<ul style="list-style-type: none"> • The number of bedrooms and the corresponding number of cycle storage spaces per dwelling • Location, type and size of storage • Convenient access to cycle storage • Any security measures • Details of the proprietary system (if applicable) • How the requirements of clause 35 of Secured by Design – New Homes 2014 will be met (if applicable) <p>Where detailed information is not available at this stage: A letter of instruction to a contractor/supplier or a formal letter from the developer giving the specific undertaking</p>	
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	<p>Secure storage - A fully enclosed structure with a secure entrance lock and/or secure fixings or secure stands depending on the situation and solution. In individual dwellings:</p> <ul style="list-style-type: none">• For solid enclosed structures: secure entrance lock or secure fixing(s)• For non-solid structures: secure entrance lock and secure fixing(s) <p>Convenient Cycle Storage - Easy and direct access from/to the dwelling(s) and from/to the cycle store to a public right of way. Access from the store to a public right of way through the dwelling is not acceptable, e.g. where cycles are stored in a shed in the back garden of a mid-terraced home and there is no direct access from the garden to a public right of way.</p>		
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Ene 9 –
Home Office

1/1

The daylight calculations have been not currently been provided – underway.

The developer has confirmed that the services will be provided in the correct location:

- two double sockets (positioned to avoid the use of extension leads)
- one telephone points

It has been confirmed that each unit can be connected to a broadband or cable service which enable two items to be plugged in simultaneously, a single telephone point has been specified in place of a double telephone point.

Detailed documentary evidence showing:

- Location of and sufficient space for the home office
- Location and number of sockets
- Location of telephone points
- That adequate ventilation will be provided
- That an average daylight factor of at least 1.5% is achieved
- Confirmation of one of the following:
 - cable connection
 - that broadband is available at the site level (not for individual dwellings), i.e. a letter from the developer confirming that they have checked that broadband is available
 - two telephone points (or double telephone point)

Where detailed information is not available at this stage:

A letter of instruction to a contractor/supplier or a formal letter from the developer giving the specific undertaking

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■ All information outstanding

SECTION	Credits	COMMENTS	EVIDENCE REQUIRED	ACTION BY
Wat 1 – Indoor Water Use	3 / 5	<p>Please confirm the commitment to reduce the consumption of potable water in the home from all sources, through the use of water efficient fittings, appliances and water recycling systems. Please CONFIRM the water consuming items, an example specification below, applicable to all dwellings:</p> <ul style="list-style-type: none"> • 4/2.6 Ltr litre Dual Flush • Wash hand basin taps, Flow reducing/aerating taps 4ltr/min • Shower - 8 ltr/min • Bath –156Ltr to overflow. • Kitchen Sink – 4ltrs/min <p>The internal water will not exceed 105ltrs per person per day.</p>	<p>Completed <i>Water Efficiency Calculator for New Dwellings</i> internal potable water use for each dwelling which has a different specification</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">AND</p> <hr style="border-top: 1px dashed black;"/> <p>Detailed documentary evidence showing:</p> <ul style="list-style-type: none"> • Location, details and type of appliances/ fittings that use water in the dwelling including any specific water reduction equipment with the capacity / flow rate of equipment. • Location, size and details of any rainwater and grey-water collection systems provided for use in the dwelling <p>Where detailed documentary evidence is not available at this stage;</p> <p>Completed <i>Water Efficiency Calculator for New Dwellings</i> internal potable water use for each dwelling which has a different specification</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">or</p> <hr style="border-top: 1px dashed black;"/> <p>A letter of instruction to a contractor/ supplier or a formal letter from the developer giving a specific undertaking, providing sufficient information to allow the water calculations to be completed</p>	

<p>Wat 2 – External Water Use</p>	<p>1 / 1</p>	<p>The developer has confirmed their commitment to encourage the recycling of rainwater and reduce the amount of mains potable water used for external water uses.</p> <p>A minimum 200 litre water butts will be required with a child proof lid with tap to draw off the water and connected to the external rainwater down pipes to each dwelling.</p>	<p>Detailed documentary evidence stating type, size and location of any rainwater collection systems</p> <hr/> <p>Where detailed documentary evidence is not available: A letter of instruction to a contractor / supplier or a formal letter from the developer giving a specific undertaking</p>	
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Mat 1 – Environmental Impact of Materials	10 / 15	Please confirm a construction specification.	Completed Code Mat 1 Calculator Tool, showing building elements at the design stage with the relevant <i>Green Guide element numbers</i> <hr style="border-top: 1px dashed black;"/> AND <hr style="border-top: 1px dashed black;"/> References stating the design or specification documentation used to complete the tool	
Mat 2 – Responsible Sourcing of Materials – Basic Building Elements	2/ 6	Responsible Sourcing of Materials, please confirm the suppliers of the following basic building elements to confirm they will be responsibly sourced. <ul style="list-style-type: none"> Ground floor Walls Frame Upper floors Stairs Windows 	Completed <i>Code Mat 2 Calculator Tool</i> , showing building elements at the design stage <hr style="border-top: 1px dashed black;"/> AND Detailed documentary evidence stating the materials specified in each element Where materials are re-used the following evidence will be required: Documentation* stating specific materials to be re-used *Supplier information or a letter from the developer is acceptable Where materials are recycled the following evidence will be required: Documentation stating specific recycled materials <hr style="border-top: 1px dashed black;"/> AND <hr style="border-top: 1px dashed black;"/> A letter of intent to use suppliers who can provide an EMS certificate (or equivalent) for the recycling process	Developer to provide a material procurement schedule.

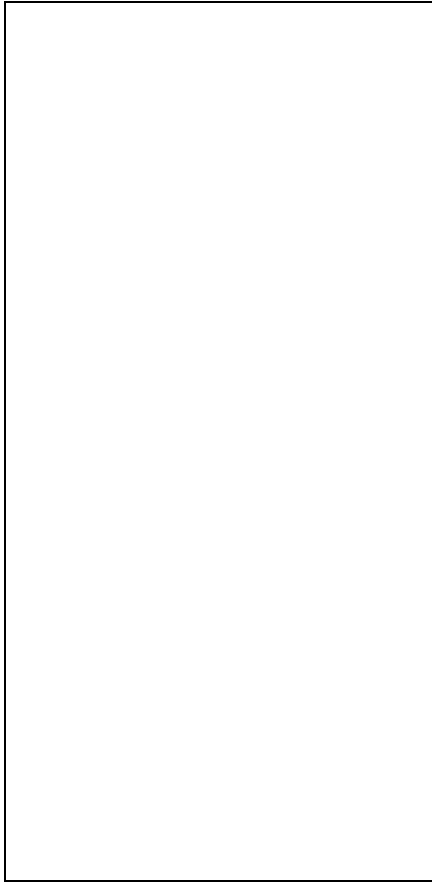
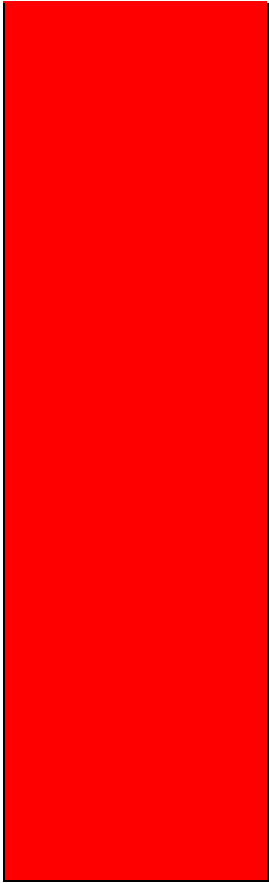
Mat 3 - Responsible Sourcing of Materials – Finishing Elements

1 / 3

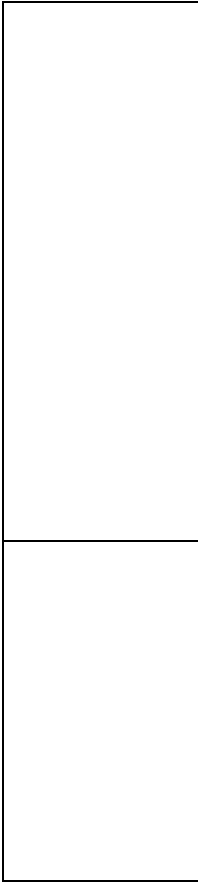
Responsible Sourcing of Materials, the developer has confirmed that a majority of materials in the following secondary building and finishing elements will be responsibly sourced - Please provide a material procurement schedule.

Completed Code Mat 3 Calculator Tool, showing building elements at the design stage
AND
Detailed documentary evidence stating the materials specified in each element
Where materials are re-used the following evidence will be required: Documentation* stating specific materials to be re-used *Supplier information or a letter from the developer is acceptable
Where materials are recycled the following evidence will be required: Documentation stating specific <i>recycled materials</i>
AND
A letter of intent to use suppliers who can provide an <i>EMS</i> certificate (or equivalent) for the recycling process
Where certified materials will be used following evidence will be required: A letter of intent from the developer or other detailed documentary evidence confirming the product shall be sourced from suppliers capable of providing certification to the level required for the particular tier claimed.
OR

Developer to provide a material procurement schedule.



<p>A copy of the relevant certificate(s) as appropriate;</p> <ul style="list-style-type: none"> • A copy of the timber scheme certificate (including CoC) • <i>BES6001</i> certificate (or compliant sector standard certificate) • <i>EMAS</i> certificate • <i>ISO14001</i> certificate. • For small companies, (see Relevant Definitions) confirmation that the company EMS is structured in compliance with BS 8555 2003 (or equivalent) and the EMS has completed phase audits one to four as outlined in BS 8555. This can be found in company documentation demonstrating the process and typical outputs from phase four audits such as an EMS manual/ paperwork and guidance to staff. Where independent certification exists to demonstrate these phases, it can be used as evidence
<p>Where any non-certified timber is used, written confirmation from the supplier/s confirming that:</p> <ul style="list-style-type: none"> • All timber will come from a legal source • All timber species and sources to be used in the development are not listed on any of the <i>CITES</i> appendices for endangered or threatened species (Appendix I, II, or III*). <p>* Or in the case of Appendix III of the <i>CITES</i> list, it will not be sourced from the country seeking to protect this species as listed in Appendix III.</p>



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Development	Latchmere House, Richmond						

■ Complete

■ Partial completion

■ All information outstanding

SECTION	Credits	COMMENTS	EVIDENCE REQUIRED	ACTION BY
Sur 1 – Management of Surface water runoff	0 / 2	Please provide surface water run off calculations, and complete SUR 1 template to confirm the credits.	<p>Mandatory Elements: Statement from the <i>appropriately qualified professional</i> confirming that they are qualified in line with the Code definition.</p> <hr/> <p style="text-align: center;">AND</p> <p>The appropriately qualified professional's report containing all information necessary to demonstrate compliance with the peak rate of run-off and volume of run-off requirements. The report should include:</p> <ul style="list-style-type: none"> • Areas of permeable and impermeable surfaces on the site pre- and post-development <p>Where the impermeable area has increased post development the report should also include:</p> <ul style="list-style-type: none"> • Details of the permeability characteristics of the site pre- and post-development (e.g. infiltration tests etc where appropriate) • Peak rates of run-off (l/s) calculations for the 1 year and 100 year events, pre- and post-development, including an allowance for climate change over the development lifetime • Detailed documentary evidence showing the methods used to reduce the peak rate of run-off to pre-development rates • The pre- development volume of run-off (m³) for the 100 year 6 hour event • The additional volume of run-off (m³) for the 100 year 6 hour event caused by the development without mitigation measures • The additional volume of run-off (m³) with the proposed mitigation 	

			<ul style="list-style-type: none"> • Information to demonstrate that the hierarchical approach to reducing the additional volume of run-off was followed • Information on the calculation methods used, as well as summary results <p style="text-align: center;">AND</p> <p>A <i>Flood Risk Assessment</i> confirming the risk of flooding from all <i>sources of flooding</i> (this may be contained within the appropriately qualified professional's report)</p> <p style="text-align: center;">AND</p> <p>Drawings showing the pre-development drainage for the site (natural or constructed)</p> <p style="text-align: center;">AND</p> <p>Drawings showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels</p> <p style="text-align: center;">AND</p> <p>Confirmation from the appropriately qualified professional that local drainage system failure would not cause an increase in the risk of flooding</p> <p>Where credits are sought: The appropriately qualified professional's report detailing the design specifications, calculations and drawings to support the awarding of the credit(s)</p>	
Sur 2 – Flood Risk	2 / 2	The site lies in both Kingston and Richmond Boroughs thus is covered in two SFRAs, both of which confirm that the site lies within Flood Zone 1. There have been no historical instances of fluvial, tidal, surface water, sewer or groundwater flooding on the site.	<p>For developments situated in Zone 1:</p> <ul style="list-style-type: none"> • A Flood Risk Assessment (prepared according to good practice guidance as outlined in PPS25 Development and Flood Risk) which shows that there is a low risk of flooding from all sources. <p>For medium (Zone 2) or high (Zone 3a) flood risk areas:</p> <ul style="list-style-type: none"> • A Flood Risk Assessment (prepared according to good practice guidance as outlined in PPS25 <i>Development and Flood Risk</i>) which shows there is a medium or high risk of flooding <p style="text-align: center;">AND</p> <ul style="list-style-type: none"> • Site plans indicating the design flood level, the range of ground levels of the dwellings, car parking areas and site access (lowest to highest), showing that the criteria (finished floor levels of all habitable rooms and access routes being at least 600 mm above the design flood level) are met, along 	

			with any notes explaining the function of any areas lying below the design flood level	
			AND	
			<ul style="list-style-type: none"> • Confirmation from the local planning authority that the development complies with PPS25 and is appropriately flood resilient and resistant, and has managed any residual risk safely. <p>Where the site is under the protection of flood defences and the flood risk category of the site is reduced:</p> <ul style="list-style-type: none"> • Written confirmation from the Environment Agency of the reduction in flood risk category *. <p>*Note: There are many defences, owned by third parties, which, owing to their location, act as a defence by default, e.g. motorway and railway embankments, walls. Confirmation is required that these defences will remain in place for the lifetime of the development if a significant risk is predicted.</p>	

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Was 1 – Storage of No-recyclable and recyclable waste	4 / 4	<p>The developer has confirmed in addition to the external waste bins three internal bins for the purpose of recycling under the kitchen sink will be provided. The recycling bins minimum total capacity will need to be 30 litres and no bin is smaller than 10 litres.</p> <p>The council do not supply box's with lids, the rubbish storage area will need to be weather proof, please confirm if BH will be supplying wheelie bins or similar? To store box's until collection day.</p>	<p>Mandatory element: Provide table: Cat 5.1 – Supplementary Information Sheet for Was 1 and Checklist IDP</p> <p>Where 2 credits are sought: Detailed documentary evidence stating:</p> <ul style="list-style-type: none"> • the location of internal storage • the number, types and sizes of internal storage <p>Where 4 credits are sought: Detailed documentary evidence stating:</p> <ul style="list-style-type: none"> • the location of internal and external storage • the number, types and sizes of internal and external storage <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">AND</p> <hr style="border-top: 1px dashed black;"/> <p>A letter, leaflet, website or other published information from the Local Authority/waste scheme provider* describing;</p> <ul style="list-style-type: none"> • the types of waste collected • the frequency of collection • if there will be pre or post collection sorting <p>* In the case of an automated collection system, the waste scheme operator will only need to confirm the types of waste collected and if there will be pre or post collection sorting</p>	

<p>Was 2 – Construction Site Waste Management</p>	<p>3 / 3</p>	<p>The developer NEEDS TO confirm they will prepare a SWMP and are monitoring the waste streams and setting targets on site, The developer have incorporated the SMART waste principals within the SWMP. Site Waste Management Plan has detailed the efficient use of resources during construction and demolition, and to promote the reduction and effective management of site waste. The waste management plan details the resource efficiency targets set for each stage of construction (including demolition), details of how the waste will be measured and monitored. The developer also appointed a manager to implement the plan of site waste management and executes how the plan will be used to help to sort, reuse and recycle construction waste effectively on site.</p>	<p>A copy of the compliant SWMP containing the appropriate benchmarks, commitments and procedures for waste minimisation and diversion from landfill in line with the criteria and with Checklists Was 2a, Was 2b, Was 2c and Was 2d</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">OR</p> <p>Confirmation from the developer that the SWMP includes/will include benchmarks, procedures and commitments for minimising and diverting waste from landfill in line with the criteria and with Checklists Was 2a, Was 2b, Was2c and Was 2d</p>	
<p>Was 3 – Composting</p>	<p>1 / 1</p>	<p>The LA provide food composting service please confirm relevant information will be displayed with the home user guides.</p>	<p>Details documentary evidence stating:</p> <ul style="list-style-type: none"> • The location and size of internal and external storage • That an information leaflet will be supplied • Distance of storage from dwelling <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">AND</p> <p>Completed Checklist IDP</p> <hr style="border-top: 1px dashed black;"/> <p>For communal / community composting schemes, detailed documentary evidence stating:</p> <ul style="list-style-type: none"> • Distance of storage from dwelling • Management arrangement • Location and size of storage • Details of scheme including opening times/access restrictions <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">AND</p>	

			Completed Checklist IDP	
			<p>Where applicable, detailed documentary evidence stating:</p> <ul style="list-style-type: none"> • Details of the Local Authority kitchen/garden waste collection scheme • Details of the automated waste collection system <p>Where detailed documentary evidence is not available at this stage: A letter of instruction to a contractor/supplier, a formal letter from the developer giving the specific undertaking or the manufacturer's information, for all the above required details.</p>	

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POL 1 - GWP	1 / 1	Please provide a construction specification to confirm credits.	Completed Checklist Pol 1 showing the proposed insulation materials (or none) for each element and whether they are foamed using <i>blowing agents</i> or are unfoamed (from table Cat 6.1)	
Pol 2 – NO _x Emissions	3 / 3	<p>The Baxi Megaflow 24 unit is a class 5 boiler as confirmed by Baxi Technical Information provided by the developer.</p> <p>The boiler is 22.3 mg/kWh levels/.</p>	<p>Detailed documentary evidence describing:</p> <ul style="list-style-type: none"> The primary and any secondary heating systems and flue type <i>Dry NO_x</i> levels and/or <i>boiler class</i> of the primary and any secondary heating systems <p>Where NO_x averaging is required due to multiple heating systems within the dwelling:</p> <p>Copy of calculations as detailed in the methodology based on design stage <i>SAP outputs</i></p> <p>Where detailed documentary evidence is not available at this stage:</p> <p>A letter of instruction to a contractor/supplier or a formal letter from the developer to the Code assessor giving the specific undertaking</p>	

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Hea 1 - Daylighting	0 / 3	Daylight calculations have not currently been completed. Please provide calculations to confirm this credit.	Copy of calculations as detailed in the methodology to demonstrate: <ul style="list-style-type: none"> • Average daylight factor using the formula described in the definitions section (method described in Littlefair (1998) as set out in BS 8206-2) or computer simulation or scale model measurements • Position of the <i>no-sky line</i> and percentage of area of the working plane that receives direct light from the sky Confirmation from the developer that the calculations accurately reflect the dwelling as designed.	
Hea 2 – Sound Insulation	3 / 4	The developer has confirmed a commitment to providing sound tests at the required frequency and confirming a commitment to achieve airborne sound insulation values at least 5dB higher, and impact sound insulation values that are at least 5dB lower, than the performance standards in Approved Document E, (2003) using a UKAS accredited sound tester. Should the desired results not be achieved the developer will need to confirm that they will carry out the relevant remedial works and to	<p>Where pre-completion testing will be carried out: A letter from the developer confirming the intent to:</p> <ul style="list-style-type: none"> • Meet the relevant sound insulation performance levels • Use a <i>Compliant Test Body</i> to complete testing <p>Where Robust Details will be used:</p> <ul style="list-style-type: none"> • Confirmation that the Robust Details chosen will achieve the required performance standards for sound insulation (as applicable) • Confirmation that the relevant plots are registered with RDL (the Purchase Statement) 	

		re-test to demonstrate the necessary performance standards are achieved.		
Hea 3 – Private Space	1 / 1	<p>The developer has confirmed that the open space can be accessible to wheelchair users via level thresholds to the communal semi-private garden.</p> <p>Please complete the IDP checklist.</p>	<p>Detailed documentary evidence confirming:</p> <ul style="list-style-type: none"> • The number of bedrooms served by the outdoor space • That the outdoor space meets the minimum size requirements <p style="text-align: center;">AND</p> <p>Completed Checklist IDP</p> <p>Where a shared outdoor space is provided, detailed documentary evidence demonstrating:</p> <ul style="list-style-type: none"> • The private space is accessible only to occupants of designated dwellings <p>Where detailed documentary evidence is not available at this stage: A letter of instruction to a contractor/supplier or a formal letter from the developer to the assessor giving a specific undertaking</p>	
Hea 4 – Lifetime Homes	4 / 4	The developer has confirmed developer that all 16 of the Lifetime Homes design criteria are met.	<p>Confirmation from the developer that all 16 of the Lifetime Homes design criteria are met</p> <p style="text-align: center;">OR</p> <p>Where an exemption from Lifetime Homes criteria 2 and/or 3 is sought:</p> <ul style="list-style-type: none"> • Confirmation from the developer that all other design criteria are met <p style="text-align: center;">AND</p> <p>Detailed documentary evidence demonstrating access routes subject to steeply sloping gradients at pre development and completion</p>	

Code for Sustainable Homes Status Report 2014



Design Stage		MAN	Author	Naomi Sadler	Version No.	V2
Client	Berkeley Homes (West London) Limited		Reviewed by		Date.	11.05.2016
Development	Latchmere House, Richmond					

■ Complete
 ■ Partial completion
 ■ All information outstanding

SECTION	Credits	COMMENTS	EVIDENCE REQUIRED	ACTION BY
Man 1 – Home User guide	3 / 3	<p>The developer has confirmed their commitment to providing A Home User Guide, compiled using Checklist Man 1 Part 1 together with information that the guide is available in alternative accessible formats.</p> <p>The developer have also made a commitment for providing information within the guide relating to the site and its surroundings, compiled using checklist Man 1 Part 2.</p> <p>The Home User Guide will be issued to all dwellings within the development and that they are developed to the required standards.</p>	<p>Where a home user guide will be supplied covering operational issues only: Confirmation in the form of a letter from the developer or in the specification that the guide will be:</p> <ul style="list-style-type: none"> • Supplied to all dwellings within the development • Be developed to the required standards (as a minimum including a list of contents showing that the guide will cover all of the issues required in Checklist Man 1 Part 1) <p>Where a home user guide covering operational issues and issues relating to the site and surroundings will be supplied: As above and including information covered in Checklist Man 1 Part 2</p>	
Man 2 – Considerate Constructors	0 / 2	<p>The developer has confirmed a commitment to meet Best Practice under the Considerate Constructors Scheme to achieve this credit.</p> <p>A commitment to go significantly beyond Best Practice under the Considerate Constructors</p>	<p>For Considerate Constructors Scheme: Specification clause or other confirmation of commitment from the contractor or developer to comply with the Considerate Constructors Scheme and achieve formal certification under the scheme with either a pass score or a score of 32 points and above</p> <p style="text-align: center;">----- AND -----</p>	

		Scheme and achieve a minimum score of 38 is confirmed to two credits.	<p>Confirmation that registration with the Considerate Constructor Scheme has taken place no later than the commencement of the construction phase</p> <p>For an <i>alternative locally or nationally recognised scheme</i>: The independent scheme assessor must complete Checklist Man 2 (October 2014) and provide the assessor with a copy as evidence</p> <p>NOTE: The Assessor must seek confirmation from the Code Service Provider that an alternative scheme is acceptable prior to formal submission of an assessment</p>	
Man 3 – Construction Site Impacts	2 / 2	Two credits have been awarded for providing evidence to demonstrates that there is a commitment and a strategy to monitor, and report CO2 or energy arising from site activities, monitor water consumption from site activities, adopt best practices in respect to water and dust pollution on site which compiles to the requirements set out in the MAN3 checklist.	Completed copy of Checklist Man 3 (signed and dated) detailing the procedures that will be employed to minimise construction site impacts.	
Man 4 - Security	2 / 2	The developer has that an ALO/CPDA has been consulted to ensure that the requirements of Section 2 – Physical Security from ‘Secured by Design – New Homes’ are met	<p>Detailed documentary evidence showing:</p> <ul style="list-style-type: none"> • That an ALO/CPDA has been consulted with to ensure that the requirements of Section 2 – Physical Security from ‘Secured by Design – New Homes’ are met • A commitment to follow the advice provided by the ALO/CPDA 	

Code for Sustainable Homes Status Report 2014



Design Stage		ECO	Author	Naomi Sadler	Version No.	V2
Client	Berkeley Homes (West London) Limited		Reviewed by		Date.	11.05.2016
Development	Latchmere House, Richmond					

Complete
 Partial completion
 All information outstanding

SECTION	Credits	COMMENTS	EVIDENCE REQUIRED	ACTION BY
Eco 1 - Ecological Value of Site	1 / 1	The developer has not currently provided a BREEAM ecology report to assess this credit and there are species of ecological value on the development.	<p>Where using Checklist Eco 1, provision of:</p> <ul style="list-style-type: none"> • Site visit report from the design team/assessor confirming details adequate to meet Checklist Eco 1 based on plans of the site and surrounding area prior to the commencement of construction works/site clearance <p>Where a suitably qualified ecologist is appointed: A copy of a report or letter from the ecologist highlighting the information required as set out in the 'Code for Sustainable Homes Ecology Report Template'</p> <p style="text-align: center;">AND</p> <p>Detailed documentary evidence identifying the construction zone and how any areas of ecological value outside the construction zone will remain undisturbed in accordance with the ecologist's recommendations.</p>	
Eco 2 – Ecological Enhancement	1 / 1	The developer has not currently provided a BREEAM ecology report to assess this credit and there are species of ecological value on the development.	<p>A copy of the ecologist's report highlighting the information required as set out in 'Code for Sustainable Homes Ecology Report Template'</p> <p style="text-align: center;">AND</p>	

			<p>Detailed documentary evidence stating:</p> <ul style="list-style-type: none"> • How the key recommendations and 30% of additional recommendations will be incorporated into the design • The planting schedule of any species to be incorporated from suitably qualified ecologists recommendations 	
<p>Eco 3 – Protection of Ecological Features</p>	<p>0 / 1</p>	<p>The developer has not currently provided a BREEAM ecology report to assess this credit and there are species of ecological value on the development.</p>	<p>Detailed documentary evidence* confirming ecological features present and how they will be protected</p> <p>*Where compliance with the criteria is demonstrated by the relevant documents submitted to the Planning Authority which gained planning approval, these can be used as evidence</p> <p>Where ecological features are being removed for health and safety and/or conservation reasons: Written evidence from an appropriate statutory body / arboriculturalist confirming the requirement to remove any features</p> <p>Where ecological features are being removed and are of low ecological value: A copy of the ecologist’s report highlighting the information required as set out in the Code for Sustainable Homes Ecology Report Template</p> <p>Where using Checklist Eco 1, to demonstrate that there are no features to protect provision of:</p> <ul style="list-style-type: none"> • Site visit report from the design team/ assessor confirming details adequate to meet Checklist Eco 1 based on plans of the site and surrounding area prior to the commencement of construction works/site clearance 	

Eco 4 – Change In Ecological Value of Site	0 / 4	The developer has not currently provided and ecology report to assess this credit and there are species of ecological value on the development.	<p>Copy of the calculations completed by the assessor and supported by the following detailed documentary evidence:</p> <ul style="list-style-type: none"> • Proposed site layout • The pre-development site survey, clearly indicating natural and built features on both the site and land surrounding the site before the proposed development • Landscape and plot categories (in accordance with the Assessment Methodology) with a list of site areas provided for both before and after development <p>Where the advice of an ecologist is sought, the following detailed documentary evidence must be provided:</p> <p>Code for Sustainable Homes Ecology Report Template completed by the ecologist</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">AND</p> <hr style="border-top: 1px dashed black;"/> <p>Written confirmation from the developer confirming how the ecologist’s recommendations will be implemented including a planting schedule.</p>	
Eco 5 – Building Footprint	0 / 2	The dwellings are not over 3 stories in height.	Calculation of the building footprint ratio, stating the Net Internal Floor Area (NIFA) and the Net Internal Ground Floor Area (NIGFA)	

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* Red = Mandatory
* Blue highlighted = Un-Confirmed Criteria

Plot Number / House Type	Energy and CO2 Emissions		Dwelling Emission Rate							Water		Indoor Water Use			Materials			Environmental Impact of Materials			Surface Water Runoff			Waste			Pollution			Health and Wellbeing				Management				Ecology					TOTAL POINTS	CODE LEVEL		
	ENE1	ENE2	ENE3	ENE4	ENE5	ENE6	ENE7	ENE8	ENE9	WAT1	WAT2	MAT1	MAT2	MAT3	MAT4	SUR1	SUR2	WAS1	WAS2	WAS3	POL1	POL2	HEA1	HEA2	HEA3	HEA4	MAN1	MAN2	MAN3	MAN4	ECO1	ECO2	ECO3	ECO4	ECO5											
Total Credits Available	31	10	9	2	1	2	2	2	2	1	6	5	6	3	4	2	8	3	1	4	1	3	12	3	4	9	3	2	2	2	9	1	1	1	4	2										
Weighting	1.17									1.50	0.3			0.55		0.8			0.70			1.17			1.17				1.33																	
P1	21.88	3.0	7.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.1	4
P2	21.88	3.0	7.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.1	4
P3	21.88	3.0	7.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.1	4
P4	21.88	3.0	7.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.1	4
P5	21.88	3.0	7.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.1	4
P6	20.83	3.1	6.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	69.0	4
P7	20.83	3.1	6.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	69.0	4
P8	20.83	3.1	6.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	69.0	4
P9	21.88	3.0	7.7	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.1	4
P10	22.23	3.0	8.0	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.4	4
P11	19.31	3.0	5.5	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	67.5	3
P12	19.31	3.0	5.5	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	67.5	3
P13	22.23	3.0	8.0	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.4	4
P14	21.06	3.0	7.0	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	69.3	4
P15	20.36	3.0	6.4	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	68.6	4
P16	20.36	3.0	6.4	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	68.6	4
P17	20.36	3.0	6.4	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	68.6	4
P18	21.06	3.0	7.0	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	69.3	4
P19	22.11	3.0	7.9	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.3	4
P20	20.12	3.0	6.2	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	68.3	4
P21	20.12	3.0	6.2	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	68.3	4
P22	20.12	3.0	6.2	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	68.3	4
P23	22.11	3.0	7.9	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.3	4
P24	21.06	3.0	7.0	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	69.3	4
P25	21.06	3.0	7.0	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	69.3	4
P26	22.11	3.0	7.9	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	70.3	4
P27	20.12	3.0	6.2	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	68.3	4
P28	20.12	3.0	6.2	2	1	1	2	0	1	1	6	3	1	5	10	4	2	2	2	2	2	6	4	3	1	3	1	3	9	0	3	1	4	10	3	2	2	2	7	1	1	1	2	0	68.3	4

