## RESULTS

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|---|---|
| **Development Name:** | Land at 8 Sydney Avenue, 60-64 Hamble Lane, Southampton |
| **Dwelling Description:** | Erection of 2 blocks to contain 8 x 1 bedroom flats |
| **Name of Company:** | |
| **Code Assessor's Name:** | |
| **Company Address:** | |
| **Notes/Comments:** | Code 4 Pre-Assessment To be used for planning purposes only. |

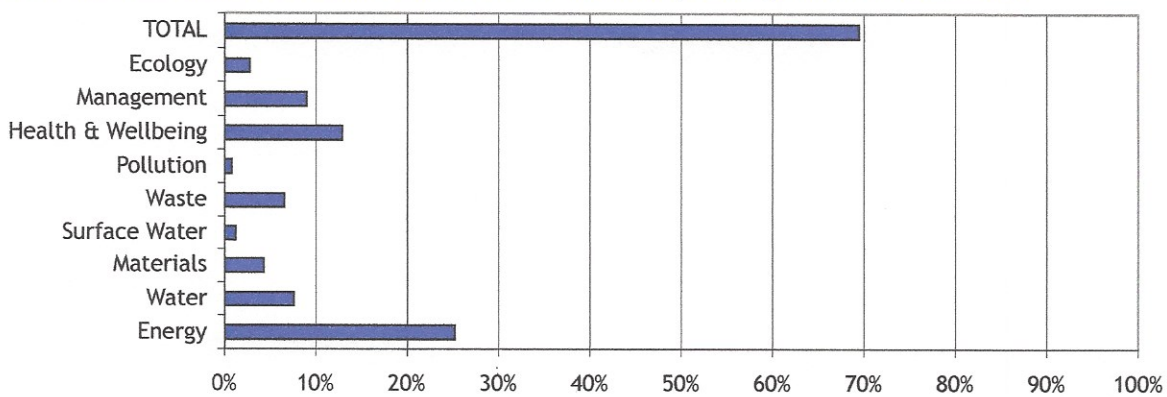
## PREDICTED RATING - CODE LEVEL: 4

**Mandatory Requirements:** All Levels

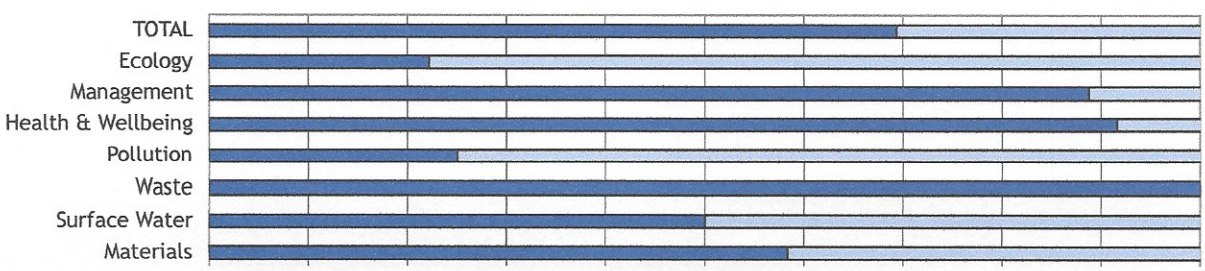
**% Points:** 69.37% - Code Level: 4

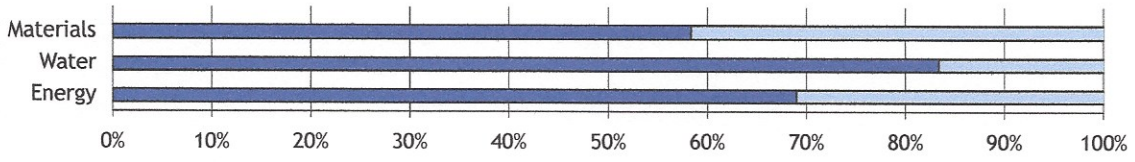
**Breakdown:**
Energy - Code Level: 4
Water - Code Level: 4

**Graph 1: Predicted contribution of individual sections to the total score and percentage of total achievable score**




**Graph 2: Predicted percentage of credits achievable: Total and by Category**






**NOTE:** The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Code assessor.

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| CATEGORY 1 ENERGY | Overall Level: 4 | Overall Score 69.37 | | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: 68.00% | | Credits | Level | | |
| Contribution to Overall Score: 25.10 points | | 20 of 29 Credits | Level 4 | | |
| Ene 1 Dwelling Emission Rate | Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as calculated using SAP 2005. Minimum standards for each Code level apply.<br>Select the % improvement / Mandatory Requirement<br>0% improvement ○<br>OR 10% Improvement ○<br>OR 14% Improvement ○<br>OR 18 % Improvement ○<br>OR 22% Improvement ○<br>OR 25% Improvement ○<br>OR 31% Improvement ○<br>OR 37% Improvement ○<br>OR 44% Improvement ◉<br>OR 52% Improvement ○<br>OR 60% Improvement ○<br>OR 69% Improvement ○<br>OR 79% Improvement ○<br>OR 89% Improvement ○<br>OR 100% Improvement ○<br>OR Zero Carbon Home* ○<br>* as defined in the Code Technical Guide | 8 of 15 Credits | Level 4 | | |
| Ene 2 Building Fabric | Credits are awarded based on the Heat Loss Parameter (HLP) obtained from the SAP 2005 calculations. This is based on the level of insulation provided in the dwellings.<br>Select a HLP range<br>Greater than 1.30 ○<br>OR Less than or equal to 1.30 ○<br>OR Less than or equal to 1.10 ◉ | 2 of 2 Credits | - | | |
| Ene 3 Internal Lighting | Credits are awarded based on the percentage of fixed internal fittings that are dedicated energy efficient provided in habitable spaces within the dwelling.<br>Select the % of dedicated energy efficient fittings<br>Less than 40% ○<br>OR Greater than or equal to 40% ○<br>OR Greater than or equal to 75% ◉ | 2 of 2 Credits | - | | |

| Issue | | Credits | Level | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| Ene 4 Drying Space | One credit is awarded for the provision of either internal or external secure drying space with posts and footings or fixings capable of holding 4m+ of drying line for 1-2 bed dwellings and 6m+ for dwellings with 3 bedrooms or greater.<br>Will drying space meeting the criteria be provided?<br>Yes ◉<br>OR No ○ | 1 of 1 Credits | - | | |
| Ene 5 Energy Labelled White Goods | Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme, White Goods with ratings ranging from A+ to B or a combination of the previous acording to the technical guide.<br>Select the appropriate option below<br>EU Energy labelling information ☒<br>A+ Rated Fridges and Freezers ☐<br>Combination of rated white goods with EU Energy Labelling Scheme ☒ | 2 of 2 Credits | - | | |
| Ene 6 External Lighting | Credits are awarded based* on the provision of space lighting with dedicated energy efficient fittings and security lighting fittings with appropriate control gear OR provision of dual lamp luminaires with both space and security lamps compliant with the above energy efficciency requirements.<br>Space Lighting<br>None provided ○<br>OR Non Code compliant lighting ○<br>OR Code compliant lighting ◉<br>Security Lighting<br>None provided ○<br>OR Non Code compliant lighting ○<br>OR Code compliant lighting and controls ◉<br>Dual lamp luminaires<br>Compliant with both above criteria ☐<br>* Statutory safety lighting is not covered by this requirement | 2 of 2 Credits | - | | |

| Issue | | Credits | Level | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| Ene 7 Low or Zero Carbon Technologies | Credits are awarded where either there is a 10% or 15% reduction in total carbon emissions that result from using low or zero carbon technologies. Note that where funding has not been granted through the Low Carbon Buildings Programme, a feasibility study is required that meets the Code requirements.<br>Select % contribution made by low or zero carbon technologies<br>Less than 10% of demand ○<br>OR 10% of demand or greater ◉<br>OR 15% of demand or greater ○ | 1 of 2 Credits | - | Solar to affordable houses | |
| Ene 8 Cycle Storage | Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements.<br>Fill in the development details below<br>Number of bedrooms:<br>Number of cycles stored per dwelling* 1.0<br>* If you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling | 2 of 2 Credits | - | Full credit for storage shown on drawings | |
| Ene 9 Home Office | A credit is awarded for the provision of space for a home office. The location, space and services provided must meet the Code requirements.<br>Will there be provision for a Home Office?<br>Yes ○<br>OR No ◉ | 0 of 1 Credits | - | | |

| CATEGORY 2 WATER | Overall Level: 4 | Overall Score | 69.37 | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: | 83.00% | Credits | Level | | |
| Contribution to Overall Score: | 7.50 points | 5 of 6 Credits | Level 4 | | |
| Wat 1 Indoor Water Use | Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply.<br>Select the predicted water use / Mandatory Requirement<br>greater than 120 litres/ person/ day ○<br>OR less than 120 litres/ person/ day ○<br>OR less than 110 litres/ person/ day ○<br>OR less than 105 litres/ person/ day ○<br>OR less than 90 litres/ person/ day ◉<br>OR less than 80 litres/ person/ day ○ | 4 of 5 Credits | Level 3 AND Level 4 | Similar to HARAH's | |
| Wat 2 External Water Use | A credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default.<br>Select the scenario that applies<br>No internal or communal outdoor space ○<br>OR Outdoor space with collection system ◉<br>OR Outdoor space without collection system ○ | 1 of 1 Credits | - | | |

| CATEGORY 3 MATERIALS | Overall Level: 4 | Overall Score | 69.37 | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: | 58.00% | Credits | Level | | |
| Contribution to Overall Score: | 4.20 points | 14 of 24 Credits | All Levels | | |
| Mat 1 Environmental Impact of Materials | Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D. Tradable Credits: Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score.<br>Mandatory Requirement<br>Will the mandatory requirement be met? ☒<br>Enter the predicted score<br>What is the predicted number of credits? 10 | 10 of 15 Credits | All Levels | | |
| Mat 2 Responsible Sourcing of Materials - Basic Building Elements | Credits are awarded where materials used in the basic building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.<br>Enter the predicted Score<br>What is the predicted number of credits? 3 | 3 of 6 Credits | - | | |
| Mat 3 Responsible Sourcing of Materials - Finishing Elements | Credits are awarded where materials used in the finishing elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.<br>Enter the predicted Score<br>What is the predicted number of credits? 1 | 1 of 3 Credits | - | | |

| CATEGORY 4 SURFACE WATER RUN-OFF | Overall Level: 4 | Overall Score | 69.37 | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: | 50.00% | Credits | Level | | |
| Contribution to Overall Score: | 1.10 points | 2 of 4 Credits | All Levels | | |
| Sur 1 Management of Surface Water Run-off from developments | Mandatory Requirement: Peak rate of run-off into watercourses is no greater for the developed site than it was for the pre-development site. Tradable Credits: Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters.<br>Mandatory Requirement<br>Will the mandatory requirement be met? ☒<br>Select the appropriate option<br>No SUDS or default case compliance ◉<br>Code compliant SUDS systems ○<br>Non Code compliant SUDS systems ○<br>Site discharges rainwater directly to a tidal estuary or the sea ○ | 0 of 2 Credits | All Levels | | |
| Sur 2 Flood Risk | Credits are awarded where developments are located in areas of low flood risk or where in areas of medium or high flood risk appropriate measures are taken to prevent damage to the property and its contents in accordance with the Code criteria in the technical guide.<br>Select the annual probability of flooding (from PPS25*)<br>Zone 1 - Low ◉<br>OR Zone 2 - Medium ○<br>OR Zone 3 - High ○<br>Select the apropriate option(s)<br>Low risk of flooding from FRA** ☒<br>All measures of protection are demonstrated in FRA ☐<br>Ground floor level and access routes are 600 mm above design flood level ☐<br>* Planning Policy Statement 25 - Planning and Flood Risk<br>** FRA - Flood Risk Assessment | 2 of 2 Credits | - | Flood Map Confirms | |

| CATEGORY 5 WASTE | Overall Level: 4 | Overall Score | 69.37 | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: | 100.00% | Credits | Level | | |
| Contribution to Overall Score: | 6.40 points | 7 of 7 Credits | All Levels | | |

| | | | | | |
|---|---|---|---|---|---|
| Wst 1 Storage of non-recyclable waste and recyclable household waste | Mandatory Requirement: The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. Tradable Credits are awarded for adequate internal and/ or external recycling facilities.<br>Mandatory Requirement<br>Will the minimum space be provided and be accessible to disabled people? ☒<br>Internal Recyclable household waste storage<br>Where there is no external recyclable waste storage and no Local Authority collection scheme<br>Internal storage (capacity 60 litres) ☐<br>Local Authority collection Scheme<br>Post Collection sorting<br>Internal storage (capacity 30 litres) ☒<br>Pre-collection sorting<br>Internal storage (capacity 30 litres) ☐<br>External Storage, no Local Authority collection scheme<br>3 separate internal storage bins (capacity 30 litres) ☐<br>Houses<br>External Storage(capacity 180 litres) ☐<br>Flats<br>Private recycling operator ☐<br>3 or greater types of waste collected ☐ | 0 of 2 Credits<br>4 of 4 Credits<br>0 of 4 Credits | All Levels | | |

| Issue | | Credits | Level | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| Wst 2 Construction Site Waste Management | Mandatory Requirements: A SWMP plan including the monitoring of waste generated on site and the setting of targets to promote resource efficiency must be produced and implemented. Tradable Credits: The SWMP should also include procedures and commitments for minimising waste and/ or commitments to sort, reuse and recycle construction waste.<br>Mandatory Requirement<br>Is the development cost less than £300K? ☐<br>Contents of the SWMP<br>Does the SWMP include:<br>+ monitoring of waste generated on site? ☒<br>+ targets to promote resource efficiency? ☒<br>+ the waste groups? ☒<br>+ compliance with best practice? ☒<br>+ procedures for reducing waste? ☒<br>+ commitments for reducing waste? ☒<br>+ procedures to sort, reuse and recycle waste? ☒<br>+ commitments to sort, reuse and recycle waste? ☒ | 2 of 2 Credits | All Levels | | |
| Wst 3 Composting | A credit is awarded where individual home composting facilities are provided, or where a community/ communal composting service, either run by the Local Authority or overseen by a management plan is in operation.<br>Select the facilities available<br>No compostine facilities ○<br>Individual composting facilities ○<br>OR Communal/ community composting*? ◉<br>Local Authority ☐<br>OR Private with management plan ☒<br>* including if a automated waste collection system is in place | 1 of 1 Credit | - | | |

| CATEGORY 6 POLLUTION | Overall Level: 4 | Overall Score | 69.37 | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: | 25.00% | Credits | Level | | |
| Contribution to Overall Score: | 0.70 points | 1 of 4 Credits | All Levels | | |
| Pol 1 Global Warming Potential (GWP) of Insulants | A credit is awarded where all insulating materials only use substances (in manufacture AND installation) that have a GWP of less than 5.<br>Select the most appropriate option<br>All insulants have a GWP less than 5 ○<br>OR Some insulants have a GWP of less than 5 ◉<br>OR No insulants have a GWP of less than 5 ○ | 0 of 1 Credits | - | | |
| Pol 2 NOx Emissions | Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling.<br>Select the most appropriate option<br>Greater than 100 mg/kWh ○<br>OR Less than 100 mg/kWh ○<br>OR Less than 70 mg/kWh ○<br>OR Less than 40 mg/kWh ○<br>OR Class 4 boiler ◉<br>OR Class 5 boiler ○<br>OR All space and hot water energy requirements are met by systems who do not produce NOx emissions ○ | 1 of 3 Credits | - | Gas Available | |

| CATEGORY 7 HEALTH & WELLBEING | Overall Level: 4 | Overall Score | 69.37 | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: | 91.00% | Credits | Level | | |
| Contribution to Overall Score: | 12.83 points | 11 of 12 Credits | - | | |
| Hea 1 Daylighting | Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.<br>Select the compliant areas<br>Room<br>Kitchen: Avg DF of at least 2% ☒<br>Living Room*: Avg DF of at least 1.5% ☒<br>Dining Room*: Avg DF of at least 1.5% ☒<br>Study*: Avg DF of at least 1.5% ☒<br>80% of working plane in all above rooms receive direct light from the sky? ☒<br>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%. *Tick the box if there is no study/ home office as this aspect of the credit will be awarded by default. | 3 of 3 Credits | - | Home Offices have NO/Small windows. Kitchens prelim calcs indicate one credit. | |
| Hea 2 Sound Insulation | Credits are awarded where performance standards exceed those required in Building Regulations Part E. This can be demonstrated by carrying out pre-completion testing or through the use of Robust Details Limited.<br>Select a type of property<br>Detached Property ○<br>Attached Properties:<br>- Separating walls and floors only exist between non habitable spaces ◉<br>- Separating walls and floors exist between habitable spaces ○<br>Select a performance standard<br>Performance standard not sought ◉<br>Airborne: 3db higher; Impact: 3dB lower ○<br>OR Airborne: 5db higher; Impact: 5dB lower ○<br>OR Airborne: 8db higher; Impact: 8dB lower ○ | 3 of 4 Credits | - | | |

| Issue | | Credits | Level | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| Hea 3 Private Space | A credit is awarded for the provision of an outdoor space that is at least partially private. The space must allow easy access to all occupants.<br>Will a private/ semi-private space be provided?<br>Yes, private/semi-private space will be provided ◉<br>OR No private/semi-private space ○ | 1 of 1 Credits | - | | |
| Hea 4 Lifetime Homes | Mandatory Requirement: Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6.<br>Tradable credits: Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.<br>Mandatory Requirement<br>Dwelling to achieve Code Level 6? ☐<br>Lifetime Homes Compliance<br>All Lifetime Homes criteria will be met ◉<br>OR Credit not sought ○ | 4 of 4 Credits | - | | |

| CATEGORY 8 MANAGEMENT | Overall Level: 4 | Overall Score 69.37 | | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: 88.00% | | Credits | Level | | |
| Contribution to Overall Score: 8.88 points | | 8 of 9 Credits | All Levels | | |
| Man 1 Home User Guide | Credits are awarded where a simple guide is provided to each dwelling covering information relevant to the 'non-technical' home occupier, in accordance with the Code requirements.<br>Tick the topics covered by the Home User Guide<br>Operational Issues? ☒<br>Site and Surroundings? ☒<br>Is available in alternative formats? ☒ | 3 of 3 Credits | - | | |
| Man 2 Considerate Constructors Scheme | Credits are awarded where there is a commitment to comply with best practice site management principles using either the Considerate Constructors Scheme or an alternative locally/ nationally recognised scheme.<br>Select the appropriate scheme and score<br>No scheme used ○<br>Considerate Constructors<br>OR Best Practice: Score between 24 and 31.5 ◉<br>OR Best Practice+: Score between 32 and 40 ○<br>Alternative Scheme*<br>OR Mandatory + 50% optional requirements ○<br>OR Mandatory + 80% optional requirements ○<br>* In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme. | 1 of 2 Credits | - | | |
| Man 3 Construction Site Impacts | Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following:<br>Tick the impacts that will be addressed<br>Monitor, report and set targets, where applicable, for:<br>- $CO_2$/ energy use from site activities ☒<br>- $CO_2$/ energy use from site related transport ☒<br>- water consumption from site activities ☒<br>Adopt best practice policies in respect of:<br>- air (dust) pollution from site activities ☒<br>- water (ground and surface) pollution on site ☒<br>80% of site timber is reclaimed, re-used or responsibly sourced ☐ | 2 of 2 Credits | - | | |

| Issue | | Credits | Level | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| Man 4 Security | Credits are awarded for complying with Section 2 - Physical Security from Secured by Design - New Homes. An Architectural Liaison Officer (ALO), or alternative, needs to be appointed early in the design process and their recommendations incorporated.<br>Secured by Design Compliance<br>Credit not sought ○<br>OR Secured by Design Section 2 Compliance ◉ | 2 of 2 Credits | - | | |

| CATEGORY 9 ECOLOGY | Overall Level: 4 | Overall Score | 69.37 | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| % of Section Credits Predicted: | 22.00% | Credits | Level | | |
| Contribution to Overall Score: | 2.66 points | 2 of 9 Credits | All Levels | | |
| Eco 1 Ecological Value of Site | One credit is awarded for developing land of inherently low value.<br>Select the appropriate option<br>Credit not sought (●)<br>OR Land has ecological value ( )<br>OR Land has low/ insignificant ecological value* ( )<br>* Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an suitably qualified ecologist is appointed and can confirm or c) produces an independent ecological report of the site, that the construction zone is of low/ insignificant value; AND the rest of the development site will remain undisturbed by the works. | 0 of 1 Credits | - | | |
| Eco 2 Ecological Enhancement | A credit is awarded where there is a commitment to enhance the ecological value of the development site.<br>Tick the appropriate boxes<br>Will a *Suitably Qualified Ecologist* be appointed to recommend appropriate ecological features? ( )<br>AND Will all key recommendations be adopted? ( )<br>AND 30% of other recommendations be adopted? ( ) | 0 of 1 Credits | - | | |
| Eco 3 Protection of Ecological Features | A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.<br>Type and protection of existing features<br>Site with features of ecological value? ( )<br>OR Site of low ecological value (as Eco 1)? (●)<br>AND All* existing features potentially affected by site works are maintained and adequately protected? ( )<br>*If a suitably qualified ecologist has confirmed that a feature can be removed due to insignificant ecological value or poor health conditions, as long all the rest have been protected, then this box can be ticked. | 1 of 1 Credits | - | | |

| Issue | | Credits | Level | Assumptions Made | Evidence Required |
|---|---|---|---|---|---|
| Eco 4 Change of Ecological Value of Site | Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be:<br>Change in Ecological Value<br>Major negative change: fewer than -9 ( )<br>Minor negative change: between -9 and -3 (●)<br>OR Neutral: between -3 and +3 ( )<br>Minor enhancement: between +3 and +9 ( )<br>Major enhancement: greater than 9 ( ) | 1 of 4 Credits | - | | |
| Eco 5 Building Footprint | Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is:<br>Ratio of Net Internal Floor Area: Net Internal Ground Floor Area<br>Credit Not Sought (●)<br>OR Houses: 2.5:1 OR Flats: 3:1 ( )<br>OR Houses: 3:1 OR Flats: 4:1 ( )<br>OR Houses & Flats Weighted (2.5:1 & 3:1) ( )<br>OR Houses & Flats Weighted (3:1 & 4:1) ( ) | 0 of 2 Credits | | | |