

0								
Section and brief description	Credits Available	Credits Scored	Projected Credits	Additional Credits	Criteria and Assumptions Made	Design Stage Evidence	Post Construction Evidence	Action
Ene1 - Dwelling Emission Rate (CATEGORY 1 - ENERGY/CO2)					Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) which is calculated using SAP 2009. Minimum standards for each Code level apply.	CSS have carried out preliminary SAPs. The preliminary SAPs show 0.1 credits can be awarded. Design stage evidence is in the form of DS SAP Work Sheets for all plots. DS multiple compliance certification. BRE ENE 1 Calculator tool.	As Built SAP Calcs - Requires all applicable Air Tests before credits can be finalised. CSS have run SAPs with ALR Betterment and can confirm 1.8 Credits can be awarded. Complete SAP Calcs confirm the scheme is 11.2% above Part L 2016, this equates to a 17.2% improvement on Part L 2010. Therefore we can confirm the scheme secures at least 2 ENE 1 credits.	Validated
"To minimise emissions of carbon dioxide (CO ₂) to the atmosphere arising from the operation of a home and its services"	10	2	0	0				
Ene2 - Fabric Energy Efficiency					Credits are awarded based on the Fabric Energy Efficiency KWh/m ² /year which is derived from the SAP 2009 calculations.	CSS have carried out preliminary SAPs. The preliminary SAPs show 0.9 credits can be awarded. Design stage evidence is in the form of DS SAP Work Sheets for all plots. DS multiple compliance certification. BRE ENE 1 Calculator tool.	As Built SAP Calcs - Requires all applicable Air Tests before credits can be finalised. As Built SAP Calcs confirm the scheme has a block DFEE Figure of 27.89 which is less than 32 and therefore 9 credits can be awarded	Validated
"To future proof the energy efficiency performance thus future-proofing reductions on CO ₂ for the life of the dwelling"	9	9	0	0				
Ene3 - Energy Display Devices					Credits awarded for installing a correctly specified energy display device to every dwelling. 1 credit for a device displaying electricity or primary heating fuel consumption. 2 credits for electricity and primary heating fuel consumption being displayed.	Evidence has been provided confirming Scottish Power EDDs are being provided.	None currently required	Validated
"To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use"	2	2	0	0				
Ene4 - Drying Space					Credits awarded for installing a rotary dryer or clothes line in the rear garden of every dwelling. Developer to allow for 6m+ drying space for 3+ bed dwellings. Retractable tidy dryers over bath with humidistat controlled ext fan are also acceptable.	None currently provided	None currently required	Credit not sought
"To minimise the amount of energy used to dry clothes"	1	0	0	0				
Ene5 - White Goods					Credits are awarded where information is provided relating to the provision of energy efficient white goods, or where energy efficient white goods are supplied in accordance with the criteria in the technical guide: Fridges and freezers or fridge-freezers must have an A+ rating under the EU Energy Efficiency Labelling Scheme. Washing machines and dishwashers must have an A rating and washer-dryers or tumble dryers must have a B rating.	Email from Nigel Powell 09/03/20 - The email contains SOI detailing the energy ratings that the white goods will adhere to. PC INFO - Email from Nigel Powell - Tue 16/03/2021 11:48 Fridge - Caple R17300 A+ Hob - Bosch PUE6116BF1B Hob N/A Oven - Bosch HHF113BA0B A Dish Washer - Caple D1631 - 2 A++ PC - Washing Machine info - Email from Nigel Powell Dated Wed 24/03/2021 10:51 confirms no washing machines will be provided. Site Inspection confirms compliance	None currently required	Validated
"To encourage the provision or purchase of energy efficient white goods thus reducing the CO ₂ emissions from the dwelling"	2	2	0	0				
Ene6 - External Lighting					All space lighting to be dedicated low energy lighting (LEL) with PIR or daylight controls and all security lighting to be <150W with PIR and daylight (photocell).	Email from Nigel Powell 09/03/20 - The email contains SOI detailing highlighting the specification of the external lighting. Email from Nigel Powell dated Fri 19/03/2021 11:35 - email contains as installed information and layouts confirming the all installed external lighting will be LED and controlled by Photocell and time clock Site Inspection Confirms compliance	None currently required	Validated
"The purpose of this credit is to encourage the provision of energy efficient external and security lighting"	2	2	0	0				
Ene7 - Low/zero carbon technologies					Credits are awarded based on the percentage reduction in total carbon emissions that result from using Low or Zero Carbon (LZC) Energy Technologies for each dwelling using the BRE's calculation method: 10 percent reduction 1 Credit awarded. 15 percent reduction 2 Credits awarded.	None currently provided	CSS to complete calcs	Credit not sought
"To use energy from local renewable or low carbon energy sources"	2	0	0	0				
Ene8 - Cycle Storage					Credits are awarded where adequately sized, safe, secure, convenient	122 - 1 Bed units	1 -Please provide completed statement of intent	

0									
"To encourage the wider use of bicycles as transport and thus reduce the need for short car journeys by providing adequate and secure cycle storage facilities"	2	0	0	0	and weatherproof cycle storage is provided for each dwelling in accordance with the technical guide. The cycle storage must have a permanent lock (BS 3621:2004) and have a steel fixing set in concrete which allows the frame and wheel to be locked to it. (ie. Sheffield type frame). For 1 credit 3m ² storage space should be provided to house 2 cycles. For 2 credits 5m ² storage space should be provided to house 4 cycles. In addition to the above requirement, where cycle storage is provided in a shed, a minimum of 1 m ² is required for garden tools.	253 – 2 Bed units 3 – 3 bed units 6 – 4 bed units You would need: One credit = Space for 329 No. cycles		Credit not sought	
Ene9 - Home Office									
"To reduce the need to commute to work by providing residents with the necessary space and services to be able to work from home"	1	0	0	0	Where sufficient space and services (as defined in the technical guide) have been provided which allow the occupants to set up a home office in a suitable quiet room. A home office - 2 double socket outlets and 1 tel point and possible broadband connection (or 2 tel. points) located in a cluster will be provided to each dwelling.	None currently provided - Daylight calcs confirm worst case dwellings do not achieve the necessary daylight factors required for the home office facilities.	1 -Please provide completed statement of intent	Credit not sought	
Wat1 - Internal Potable Water Use (CATEGORY 2 - WATER)									
"To reduce consumption of potable water in the home"	5	3	0	0	Up to 5 credits are available for specifying sanitary fittings which reduces the amount of potable water used in the dwelling. There are minimum mandatory performance requirements for achieving each levels of the Code. Credits are awarded according to the predicted average water consumption calculated using the Wat 1 calculator. To achieve code 4 water consumption will be ≤105l/p/day.	Email from Nigel Powell 09/03/20 - The email contains SOI detailing the proposed water fittings will meet the following. •W/HB taps – 3l •Bath – 190L to overflow •Shower – 9l - this I probably more realistic than the 6l discussed yesterday •W/C – 4/2.6 dual flush •Wet taps – 6l •Dishwasher – 1.25L per place setting – default setting •Washing machine – 8.17L per Kg – default setting •No waste disposal •No water softener MH & NP Are in discussions over proposed water fittings. The WC is slightly higher @ 3/6 – TBC PC - Dish Washer 0.91 L PC - No Washing machine PC - W/HB TAP 3 PC - Kit TAP 5 PC - WC 3/6 PC - SHOWER - 9 Site inspection confirms compliance	None currently required	Validated	
Wat2 - External Water Use									
"To encourage the recycling of rainwater and reduce the amount of water taken from the mains for use in landscape/garden watering"	1	0	0	0	One credit is awarded for providing each dwelling with a correctly specified and sufficient sized rainwater collection system for use in external/internal irrigation where a garden, patio or communal garden space is present (examples of such systems include rainwater butts and central rainwater collection systems).	Water butts would be required to the communal gardens	None currently required	Credit not sought	
Mat1 -Environmental Impact Of Materials (CATEGORY 3 MATERIALS)									
"To encourage the use of materials that have less impact on the environment taking account of the full life-cycle"	15	4	0	0	There is a mandatory requirement to achieve a Green Guide rating of between A+ and D for at least three of the five elements of the building envelope: See technical guide for elements and further information. In addition, the Green Guide rating of each of the 5 elements is used to complete the Mat 1 calculator to gain credits within this section.	DS - MH, RS & NP have completed the Green Guide Assessment 05/03/2020 which has been input into the MAT 1 BRE Calculator tool confirming PC - Email from Nigel Powell <NPowell@russellwbho.co.uk> - containing Oxygen Towers CF5H Letter - Formal Letter signed and dated by Nigel Powell confirms the dwellings have been built as specified at the design stage. Site inspection confirms the proposed materials have been installed.	None Currently Required.	Validated	
Mat2 - Responsible Sourcing Of Materials: Basic Building Elements									
"To recognise and encourage the specification of responsibly sourced materials for key building elements"	6	4	0	0	Points are awarded where materials used in key building elements are responsibly sourced according to the criteria set out in the technical guide. Consideration should be given to specify materials for the basic building elements from sustainable sources.	Email from Nigel Powell 09/03/20 - The email contains SOI confirming all materials will have relevant material certification. EMS / ISO 14001 Certs have been provided for all building elements. CSS have completed MAT 2 & 3 Calculator Tools to Confirm Compliance.	None Currently Required.	Validated	
Mat3 - Responsible Sourcing Of Materials: Finishing Elements									
					Credits are awarded: Where 80% of the assessed materials in the	Email from Nigel Powell 09/03/20 - The email contains SOI confirming	None Currently Required.		

Code for Sustainable Homes Assessment Oxygen Towers

0									
"To recognise and encourage the specification of responsibly sourced materials for secondary building & finishing elements"	3	3	0	0	Finishing Elements are responsibly sourced. See technical guide for full details.	all materials will have relevant material certification. EMS / ISO 14001 Certs have been provided for all building elements. CSS have completed MAT 2 & 3 Calculator Tools to Confirm Compliance.		Validated	
Swr1 - Reduction Of Surface Runoff - (CATEGORY 4 SURFACE WATER RUN-OFF)					Mandatory elements must be achieved. Up to 2 credits are available for further improving management of rainfall runoff see technical guide for full details.	WSP have now provided complete sur 1 template and supporting documentation to confirm the mandatory SUR requirements have been addressed. WSP have also confirmed 1 credit can be awarded. PC - Nigel has provided confirmation the dwellings have been built as specified at the design stage.	None Currently Required.	Validated	
"To reduce and delay water run-off from hard surfaces to public sewers or watercourses thus reducing the risk of flooding pollution and other environmental damage"	2	1	0	0					
Swr2 - Flood Risk					Up to 2 credits are awarded where the assessed dwelling is located either in an area of low annual probability of flooding, or where a Flood Risk Assessment (FRA) shows that appropriate measures have been taken to ensure safe access and escape routes and flood resilient and resistant construction.	ES_Volume_2_-_Appendix_14.1_Flood_risk_assessment-462898 confirms the site is located in zone 1 PC - Nigel has provided confirmation the dwellings have been built as specified at the design stage.	None Currently Required.	Validated	
"To encourage developments in areas with low risk of flooding or if developments are to be situated in areas with a medium risk of flooding that appropriate measures are taken to reduce the impact in an eventual case of flooding"	2	2	0	0					
Waste1 - Recycling Facilities - (CATEGORY 5 -WASTE)					There is a mandatory requirement for household waste storage, thought it does not carry any credits, it must be met if a Code rating is to be achieved. Credits are awarded for the provision of storage space for household and recycling waste, in accordance with the criteria within the technical guide. Adequate internal space and adequate external space are elucidated in the definitions section.	DS - IDP Checklist and Supplementary Was 1 list have been provided. Supplementary Was 1 list highlights a min waste requirement according to BS 5906 of 57450 Litres DS - Email correspondence between Rowan Moore of Urban Bubble highlights a total amount of waste and recycling per week will be 85,800L. The email evidence also confirm Paper, Plastic, Metal and Cardboard will be recycled. PC - Email from Nigel Powell <NPowell@russellwbho.co.uk> - containing Oxygen Towers CF5H Letter - Formal Letter signed and dated by Nigel Powell confirms the dwellings have been built as specified at the design stage. Site Inspection confirms compliance.	None Currently Required.	Validated	
"To encourage developers to provide homeowners with the opportunity and facilities to recycle house hold waste"	4	4	0	0					
Waste 2 - Construction Waste					A credit is awarded where a compliant SWMP is introduced with targets and procedures to minimise construction waste. Credits are available where the SWMP include procedures and commitments to divert either 50% or 85% of waste generated away from landfill.	Oxygen Towers - SWMP - Has been provided and confirms a land diversion rate of 99.93% Final SWMP confirms a 99.79 landfill diversion rate.	None Currently Required.	Validated	
"To encourage developers to minimise waste or reuse and recycle construction waste through external contractor"	3	3	0	0					
Waste 3 - Composting					Credits are awarded where home composting facilities are provided at each dwelling. The composting facilities should be suitable for normal domestic, green/garden, food and other compostable household waste, with provisions for collection made internally and externally, as outlined within the technical guidance. All facilities should be accompanied by information explaining how they work.	None Currently Required.	None Currently Required.	Credit not sought	
"Home composting provided in homes with gardens or communal service provided for other dwellings to cover compostable waste"	1	0	0	0					
Pol1 - Insulant GWP - (CATEGORY 6 POLLUTION)					Credits are awarded where all insulating materials in the following elements: roof, walls, floors, HW cylinders, cold water storage and external doors have a Global Warming Potential (GWP) < 5.	Email from Nigel Powell 09/03/20- The email contains SOI - confirming all insulation will have a GWP of less than 5 Email from Nigel Powell <NPowell@russellwbho.co.uk> - containing Oxygen Towers CF5H Letter - Formal Letter signed and dated by Nigel Powell confirms the dwellings have been built as specified at the design stage. Site Inspection confirms compliance.	None Currently Required.	Validated	
"To reduce the potential global warming from substances used in the manufacture or composition of insulating materials"	1	1	0	0					
Pol2 - NO _x Emissions					Credits are awarded based on NOX emissions arising from the operation	None currently provided	None Currently Required.		

										0
To reduce the nitrous oxides (NOx) emitted into the atmosphere"	3	0	0	0	of space heating and hot water systems. 1 credit for ≤100 mg/kWh, 2 credits ≤70 mg/kWh, 3 credits ≤40 mg/kWh.				Credit not sought	
Hea1 - Day lighting (CATEGORY 7 HEALTH & WELLBEING)					Credits are awarded for the dwelling meeting the daylighting factors (DF) listed in the technical guide. DF=1.5 for lounges, dining areas and home offices. DF=2.0 for all kitchen areas. 1 credit for View of Sky from all habitable rooms.	MH has provided further guidance to NP and CE2 re daylighting criteria. Daylight calculations provided by CE2, Jeff Kettlewell <jeff.k@ce2.co.uk> email dated Tue 17/09/2019 16:16 confirms worst case apartments either score 1.5%DF or view of the sky. Site Inspection Confirms compliance	None Currently Required.	Validated		
"To improve the quality of life in homes through good day lighting and to reduce the need for energy to light a home"	3	1	0	0						
Hea2 - Sound Insulation					Credits are awarded for achieving higher standards of sound insulation than those given in Approved Document E of the Building Regulations and demonstrating it by either using pre-completion testing or Robust Details as set out in the technical guide. It is currently assumed that all party walls and floors will better Part E of building regs by at least +5dB. Normal program of testing to meet Part E applies (i.e. 1 set of every 10 dwellings in a group or subgroup). Alternatively if sound testing is not carried out Robust Details (RD) may be implemented. RD is deemed to be approved for Code credits only where the 90th percentile of results from the last 100 site tests indicate the required level is achieved. Refer to www.robustdetails.com for further info. In addition, the sound testing organisation must be UKAS (or ANC approved meeting Code requirements).	NP and MH have reviewed the current party wall and floor spec. This will need to be tightened up to ensure a min of 5db Email correspondence from Nigel contains Speed line information pack highlight all walls will achieve a minimum of 60db. The Matt Fisher acoustic report highlights all floors will achieve 50db 11-20-85647 N1-N13 - Oxygen Tower - Acoustic Testing Report_ (003) Hilight all plots meet the +3db requirement and 1 Credit can be awarded to all plots. Note this is worst case	Please provide acoustic test reports Initial tests have been carried out. Please provide final tests as and when they are ready.	Russells		
"To ensure the provision of sound insulation and reduce the likelihood of noise complaints"	4	1	0	0						
Hea3 - Private Space					Where outdoor space (private or semi-private) has been provided that is: • of a minimum size that allows all occupants to sit outside • allows easy access to all occupants, including wheelchair users • accessible only to occupants of designated dwellings	None currently provided	N/A	Credit not sought		
"To improve the occupiers' quality of life by providing an outdoor space for their use which is at least partially private"	1	0	0	0						
Hea4 - Lifetime Homes					It is assumed that dwellings will be designed/constructed in accordance with Lifetimes Homes criteria. See technical guide for full details.	None currently provided	N/A	Credit not sought		
"To ensure the provision of accessibility and future adaptability"	4	0	0	0						
Man1 - Home User Guide - (CATEGORY 8 MANAGEMENT)					Credits are awarded for the provision of a simple home user guide which covers information relevant to the 'non-technical' tenant/owner on the operation and environmental performance of their home, see technical guide for full details.	Statement of intent Example HUGS have been provided. We have had confirmation from N Powel HUGS have been provided to all dwellings.	None currently required.	Validated		
"To recognise and encourage the provision of guidance to enable home occupiers to understand & operate their home efficiently in line with current good practice & in the manner envisage by the developer & to make best use of	3	3	0	0						
Man2 - Considerate Constructors					Credits are awarded where there is a commitment to comply with best practice site management principles as set out in the technical guide. For 2 credits a CCS score of 32+ is required, with 3 in each section.	Email from Nigel Powel confirms the site is now register against the CCS scheme. A score of 36 was scored on the first visit dated 1 Nov 2019 A score of 38 was scored on the second visit dated 29 June 2020 PC - Email from Nigel Powell dated Fri 19/03/2021 11:43 contains Final CCS report and Certificate confirming performance beyond compliance.	None currently required.	Validated		
"To recognise and encourage sites managed in an environmentally and socially considerate and accountable manner"	2	2	0	0						
Man3 - Construction Site Impacts					Credits are awarded where there is a commitment and strategy to operate site management procedures as detailed in the technical guide.	ENVIRONMENTAL SITE DOCUMENTS Rev B(1.2) confirms the monitoring of CO2 & Water usage arising from site activities. The document also includes Environmental Site Plan detailing the best practice policy's for water and dust.	None currently required.	Validated		
"To recognise and encourage construction sites managed in an environmentally sound manner in terms of resource use energy consumption waste management & pollution"	2	2	0	0						
Man4 - Security					Credits are achieved by complying with Section 2 – Physical Security from 'Secured by Design New Homes', as follows: where an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force is consulted at the design stage and their recommendations are incorporated into the design of the dwelling (actual Secured by Design Certificate is not required).	SBD Updated Checklist 28-03-19 - Highlighting the design team are on correspondence with Michael Craig - Design for Security Michael Craig the SbD officer attended site on Tues 28th Sept and advised that all the requirement measures were in place ,	Please provide SBD Cert When Available	Russells		
"To encourage the design of developments where people feel safe and secure; where crime and disorder or the fear of crime does not undermine the quality of life or community cohesion"	2	2	0	0						
Eco1 - Ecological Value Of Site (CATEGORY 9 - ECOLOGY)					Credits are awarded where the site is defined as land of inherently low	CSS have reviewed the Penny Anderson Associates Ltd ecology report.	None Currently required			

0									
"To encourage development on land that already has a limited value to wildlife and discourage the development of ecologically valuable sites"	1	1	0	0	ecological value in accordance with the information set out in the technical guide.	We as that the report be update to make reference to the CFSH and confirm how many credits can be awarded. Envirotec Eco report CFSH Ecology Report pdf states the site is of low ecological value.		Validated	
Eco2 - Ecological Enhancement					Where there is a commitment to enhance the ecological value of the development site in accordance with the following criteria: where a Suitably Qualified Ecologist has been appointed to recommend appropriate ecological features that will positively enhance the ecology of the site and where the developer adopts all key recommendations and 30% of additional recommendations.	CSS have reviewed the Penny Anderson Associates Ltd ecology report. We as that the report be update to make reference to the CFSH and confirm how many credits can be awarded. Envirotec Eco report CFSH Ecology Report pdf highlights the key and additional recommendations Email from Nigel Powell 09/03/20 - The email contains SOI - confirming Russells ensure all key and 30% additional recommendations listed in section 4 of the Envirotec report have will be implemented on site. We have recived confirmaion from andrew gardner that the phototgraphic evidence provied is sufficient to confirm the credits awarded in BREEAM Land off Eastern Way, Carlisle R3 are relevent and applicable.	None currently required	Validated	
To enhance the ecological value of the site"	1	1	0	0					
Eco3 - Protection Of Ecological Features					Where there is a commitment to maintain and adequately protect features of ecological value during site preparation and construction works in accordance with the criteria detailed in the technical guide.	CSS have reviewed the Penny Anderson Associates Ltd ecology report. We as that the report be update to make reference to the CFSH and confirm how many credits can be awarded. Envirotec Eco report CFSH Ecology Report pdf highlights there are no features that require protection We have recived confirmaion from andrew gardner that the phototgraphic evidence provied is sufficient to confirm the credits awarded in BREEAM Land off Eastern Way, Carlisle R3 are relevent and applicable.	None currently required	Validated	
"To protect existing ecological features from substantial damage during the clearing of the site and the completion of construction works"	1	1	0	0					
Eco4 - Change Of Ecological Value Of Site					The ecological value before and after development is measured, and the overall change in species per hectare is: • between –9 and less than or equal to –3: 1 Credit • greater than –3 and less than or equal to +3: 2 Credits • greater than 3 and less than or equal to 9: 3 Credits • greater than +9 : 4 Credits.	CSS have reviewed the Penny Anderson Associates Ltd ecology report. We as that the report be update to make reference to the CFSH and confirm how many credits can be awarded. Envtech report confirm 2 credits can be awarded based on current design. We have recived confirmaion from andrew gardner that the phototgraphic evidence provied is sufficient to confirm the credits awarded in BREEAM Land off Eastern Way, Carlisle R3 are relevent and applicable.	None currently required	Validated	
"The aim of this credit is to reward steps taken to minimise reductions in ecological value and to encourage an improvement"	4	2	0	0					
Eco5 - Building Footprint					This issue is assessed on a site wide basis. Credits are awarded where the ratio of combined net internal floor area to footprint area meets the Code criteria. Drawings provided indicate the dwellings have a 2.5:1 ratio so 1 credit can be awarded.	CSS have carried out calculations to confirm the 4:1 ratio	None currently required	Validated	
"To promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development"	2	2	0	0					
TOTAL					107	60.00	0.00	0.00	
Credit Summary					Current Score 57.38	Projected Score 57.38	Required for Code Level 3 57		
Categories:									
Category 1 - Energy	31	17	0.00	0					
Category 2 - Water	6	3	0.00	0					
Category 3 - Materials	24	11	0.00	0					
Category 4 - Surface Run-off	4	3	0.00	0					

					0				
Category 5 - Waste	8	7	0.00	0					
Category 6 - Pollution	4	1	0.00	0					
Category 7 - Health and Wellbeing	12	2	0.00	0					
Category 8 - Management	9	9	0.00	0					
Category 9 - Ecology	9	7	0.00	0					
TOTALS		60	0.00	0					
	(A)	(A+B)	(A+B+C)						
WEIGHTED SCORE	57.38	57.38	57.38						