Your Ref: 087569, 087579, 087580
Our Ref: JY/470058/3.1.1/lg

10 February 2009

Manchester City Council
Planning Department
P.O. Box 463
Town Hall Extension
Albert Square
Manchester
M60 3NY

For the attention of Mr D Jones

Dear Sirs,

RE: NEW EAST MANCHESTER, BESWICK
APPLICATIONS TO VARY BREEAM & GREEN ROUTE CONDITIONS
(087569, 087579 & 087580)

Thank you for your letter of 22 January 2009 and for the subsequent opportunity to meet with yourselves, NEM and Councillors' Battle, Swannick and Longsden to discuss the above.

This meeting was most helpful in understanding each other's position and in particular, I was pleased to be able to reassure you that our current difficulties have arisen from a specific (and unintended) set of circumstances, rather than through any deliberate attempt by Lovell to circumvent our 'sustainability' obligations. Indeed, from the information below, I hope to demonstrate that we have embraced a comprehensive commitment to sustainability on this project, rather than simply hiding behind a 'tick-box' approach to the subject.

As promised, I am now able to provide the additional information requested and would respond to your specific queries, as follows:

BREEAM Conditions:

The following schedule sets out the EcoHomes standards and construction status of the development, on a zone-by-zone basis:

Zones	Total Units	RSL Rent & Sh.Own. (EcoHomes Very Good)		Open Market Sale (EcoHomes Good)		Open Market Sale Units			
						Build Complete		Complete & Occupied	
		Units	%	Units	%	Units	%	Units	%
Zone 4	41	14	34%	27	66%	16	59%	0	0%
Zone 5	38	22	58%	16	42%	16	100%	10	63%
Zone 6	37	24	65%	13	35%	13	100%	2	15%
Zone 7	29	2	7%	27	93%	0	0%	0	0%
Zone 8	15	0	0%	15	100%	0	0%	0	0%
Zone 9	34	0	0%	34	100%	0	0%	0	0%
Totals	**194**	**62**	**32%**	**132**	**68%**	**45**	**34%**	**12**	**9%**

Cont...

Please note - the above figures differ slightly from the numbers used in my previous letter as I have now only included those plots within the red-line boundary of our current planning application, rather than the "Construction Phase 2" boundary previously used. This results in the omission of Zone 10 from the schedule (comprising a further 10no units to EcoHomes Very Good), on the basis that these are the subject of a separate application.

From the above, you will see that a substantial part of the development to the south of the Green Route (Zones 4, 5 & 6) is now complete, with a good proportion of the properties also being occupied.

We have assessed that our Open Market homes are currently attaining circa 55.5 points, against the 60 points necessary to achieve a 'Very Good' rating. I can confirm therefore, that the additional works required to uplift the open market sale properties to achieve 'Very Good' would specifically include the following.

- Provision of a rotary dryer to each property.
- Extra provision of approx 30 bird boxes (and possibly bird tables) across the site, which would also need to be assessed alongside the landscaping design, which in turn may also need to be upgraded.
- Provision of separated waste recycling bins to the kitchen in each property.
- Assessment of daylighting provision within 3 story properties, which have not previously been assessed. These windows might be adequate but if not, further works would be required to adjust the window sizes.

There are however a number of areas where we have adopted sustainable practices and enhancements on this development which nonetheless fail to contribute to the scoring system with EcoHomes. I have set these out, as follows:

Ecological/Sustainable Enhancements	Effect on EcoHomes assessment?
The use of Kingspan Tek SIPs system which incorporates 'off site' manufacturing, and very high insulation values to reduce energy consumption and heating costs.	Evaluated as part of the SAP calcs in terms of the energy consumption and sustainable timber but offers no benefit for being 'off site' manufactured.
The use of the most efficient condensing boiler heating systems.	SAP Calcs only
Large glazed areas to maximise solar gain.	SAP Calcs only
The procurement of sustainable timber through the Wood for Good campaign and full chain of custody for most construction materials.	Yes
The re-cycling of all generated construction waste through our waste contractors off site recycling centre.	No
The use of 'Envirowise' consultants to further develop site waste management strategies in close conjunction with the site operation team.	No
The raising of the environmental awareness through proactive training sessions and poster campaigns.	No
The segregation of hazardous and non hazardous waste on site.	No
The use of road sweepers daily to lessen the impact of dust and mud to surrounding residents.	No