Background

Full Code for Sustainable Homes Technical Guidance can be downloaded from the Code for Sustainable Homes webpage at www.planningportal.gov.uk. If you notice any errors or experience any difficulties when using the tool, you can report the problem at csh@bre.co.uk writing Code Tools in the title or body of text.

The pre-assessment estimator tool allows an evaluation of the potential rating achievable under a formal Code for Sustainable Homes assessment for a **single dwelling type.**

Several dwellings on the same site may achieve different levels and scores. Under a formal assessment, where there are any differences in how any of the credits are achieved, a new dwelling type must be created. However, a new pre-assessment estimator should only be created where there are changes between dwellings that affect any individual credit score.

Development Name: JOULE STREET, BLACKLEY, MANCHESTER

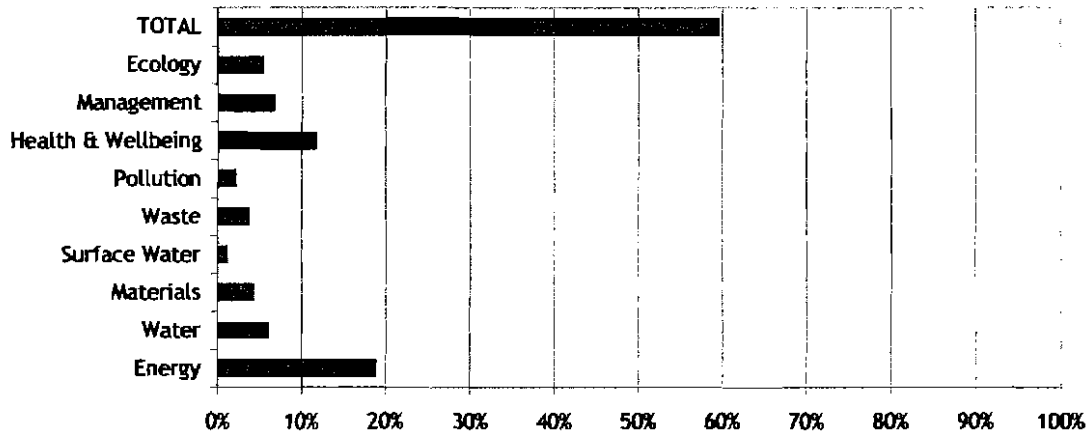
Dwelling Description: END TERRACE

PREDICTED RATING - CODE LEVEL: 3

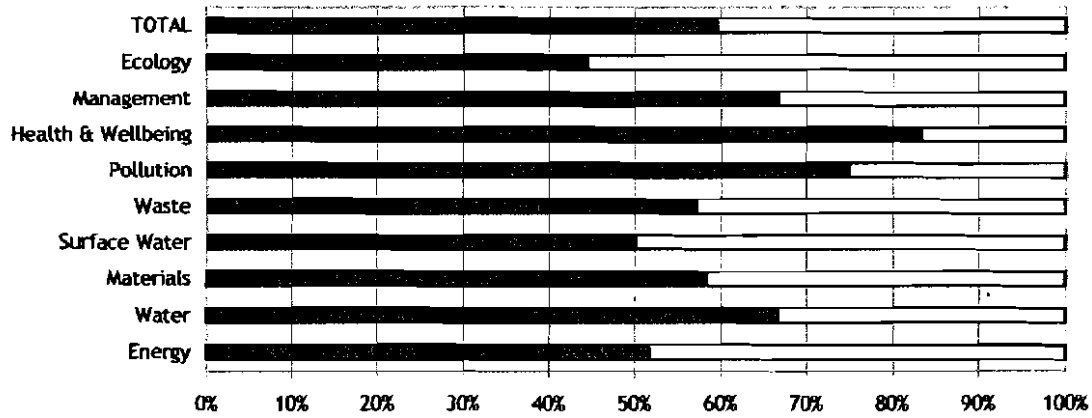
Breakdown: **Energy - Code Level: 3** **Mandatory Requirements: All met**

Water - Code Level: 4 **% Points: 59.55% - Code Level: 3**

Graph 1: Predicted contribution of individual sections to the total score



Graph 2: Predicted percentage of each credit and total score achievable



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: 3	Overall Score	59.55		
% of Section Credits Predicted: 52%		Credits	Level		
Contribution to Overall Score: 18.83 points		15 of 29 Credits	Level 3	Assumptions Made	Evidence Required
Ene 1 % DER Improvement over TER	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. Select the % improvement 0% Improvement ○ OR 10% Improvement ○ OR 14% Improvement ○ OR 18 % Improvement ○ OR 22% Improvement ○ OR 25% Improvement ◉ OR 31% Improvement ○ OR 37% Improvement ○ OR 44% Improvement ○ OR 52% Improvement ○ OR 60% Improvement ○ OR 69% Improvement ○ OR 79% Improvement ○ OR 89% Improvement ○ OR 100% Improvement ○ OR True Zero Carbon* ○	9 of 15 Credits	Level 3		
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. Select a HLP range Greater than 1.30 ○ OR Less than or equal to 1.30 ○ OR Less than or equal to 1.10 ◉	2 of 2 Credits	-		
Ene 3 Internal Lighting	Credits are awarded based on the percentage of dedicated energy efficient lighting provided in habitable spaces within the dwelling. Select the % of dedicated energy efficient lighting Less than 40% ○ OR Greater than or equal to 40% ◉ OR Greater than or equal to 75% ○	1 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 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. Will drying space meeting the criteria be provided? Yes ◉ 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 or White Goods with the ratings stated below: Select the appropriate option below EU Energy labelling information ☐ OR A+ Rated Fridges and Freezers ☑ AND/OR A Rated washing machines & dishwashers AND B Rated Washer dryers and tumble dryers ☑	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 with appropriate control gear. Space Lighting None provided ○ OR Non Code compliant lighting ○ OR Code compliant lighting ◉ Security Lighting None provided ○ OR Non Code compliant lighting ○ OR Code compliant lighting and controls ◉	1 of 1 Credits 1 of 1 Credits	- -		
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where either 10% or 15% of the dwellings heating energy requirements (SAP 2005) are met by 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. Select % contribution made by low or zero carbon technologies Less than 10% of demand ○ OR 10% of demand or greater ◉ OR 15% of demand or greater ○	1 of 2 Credits	-		

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 8 Cycle Storage	Credits are awarded where safe, secure and weather proof cycle storage is provided according to the Code requirements. Fill in the development details below Number of bedrooms: 2 Number of cycles stored per dwelling Will the storage be communal? ☐	0 of 2 Credits	-		
Ene 9 Home Office	One credit is awarded for the provision of space for a home office. The location, space and services provided must meet the Code requirements. Will there be provision for a Home Office? Yes ◉ OR No ○	1 of 1 Credits	-		

CATEGORY 2 WATER % of Section Credits Predicted: 67% Contribution to Overall Score: 6.00 points	Overall Level: 3	Overall Score Credits 4 of 6 Credits	59.55 Level Level 4	Assumptions Made	Evidence Required
Wat 1 Internal Potable 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. Select the predicted water use greater than 120 litres/ person/ day ○ OR less than 120 litres/ person/ day ○ OR less than 110 litres/ person/ day ○ OR less than 105 litres/ person/ day ◉ OR less than 90 litres/ person/ day ○ OR less than 80 litres/ person/ day ○	3 of 5 Credits	Level 3 Level 4		
Wat 2 External Potable Water Use	One 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. Select the scenario that applies No internal or communal outdoor space ○ OR Outdoor space with collection system ◉ OR Outdoor space without collection system ○	1 of 1 Credits	-		

CATEGORY 3 MATERIALS	Overall Level: 3	Overall Score	59.55		
% of Section Credits Predicted: 58%		Credits	Level		
Contribution to Overall Score: 4.20 points		14 of 24 Credits	All Levels	Assumptions Made	Evidence Required
Mat 1 Environmental Impact of Materials	Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2007 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. Enter the predicted score Will the mandatory requirement be met? ☑ What is the predicted number of credits? 9	9 of 15 Credits	All Levels		
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	Credits are awarded where materials used in the key building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score. Predicted Score 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. Predicted Score What is the predicted number of credits? 2	2 of 3 Credits	-		

CATEGORY 4 SURFACE WATER RUN-OFF	Overall Level: 3	Overall Score	59.55		
% of Section Credits Predicted: 50%		Credits	Level		
Contribution to Overall Score: 1.10 points		2 of 4 Credits	All Levels	Assumptions Made	Evidence Required
Sur 1 Reduction of Surface Water Run-off from Site	Mandatory Requirement: Peak run-off rates and annual run-off volumes post development must not exceed the previous conditions for the site. Tradable Credits: Where rainwater holding facilities / SUDs are used to provide attenuation of water run-off for the volumes required and in accordance with the Code criteria. Provide the following information Will the mandatory requirement be met? ☑ Will appropriate attenuation be provided from Hard Surfaces? ☐ from Roofs? ☐	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. Select the appropriate option Low Flood Risk ◉ OR Medium flood risk with measures ○ OR Medium flood risk without measures ○ OR High flood risk with meesures ○ OR High flood risk without measures ○	2 of 2 Credits			

CATEGORY 5 WASTE	Overall Level: 3	Overall Score	59.55		
% of Section Credits Predicted: 57%		Credits	Level		
Contribution to Overall Score: 3.66 points		4 of 7 Credits	All Levels	Assumptions Made	Evidence Required
Was 1 Household Waste Storage	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. Tick the boxes that apply Will the minimum space be provided? ☑ Internal storage (capacity 60 litres) ☐ Internal storage (capacity 30 litres) ☑ Local Authority Collection Scheme ☑ External storage (180 litres) ☐ Private recycling operator ☐ 3 types of waste or greater collected? ☑	4 of 4 Credits	All Levels		
Was 2 Site Waste Management Plan (SWMP)/ Construction Waste	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. Contents of the SWMP Is the development cost less than £200K? ☐ Does the SWMP include: + monitoring of waste generated on site? ☑ + targets to promote resource efficiency? ☑ + procedures for minimising waste? ☐ + commitments for minimising waste? ☐ + procedures to sort, reuse and recycle waste? ☐ + commitments to sort, reuse and recycle waste? ☐	0 of 2 Credits	All Levels		
Was 3 Composting	One 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. Select the facilities available No composting facilities ◉ Individual composting facilities ○ OR Communal/ community composting? ○ Local Authority ☐ OR Private with management plan ☐	0 of 1 Credit	-		

CATEGORY 6 POLLUTION	Overall Level: 3	Overall Score	59.55		
% of Section Credits Predicted: 75%		Credits	Level		
Contribution to Overall Score: 2.10 points		3 of 4 Credits	All Levels	Assumptions Made	Evidence Required
Pol 1 Global Warming Potential (GWP) of Insulants	One credit is awarded where all insulating materials have a Global Warming Potential (GWP) of less than 5. Select the most appropriate option All insulants have a GWP less than 5 (●) OR Some insulants have a GWP of less than 5 ( ) OR No insulants have a GWP of less than 5 ( )	1 of 1 Credits	-		
Pol 2 NOx Emissions	Credits are awarded on the basis of NOx emissions arising from the operation of the space heating system within the dwelling. Select the most appropriate option Greater than 100 mg/kWh ( ) OR Less than 100 mg/kWh ( ) OR Less than 70 mg/kWh (●) OR Less than 40 mg/kWh ( ) OR Class 4 boiler ( ) OR Class 5 boiler ( )	2 of 3 Credits	-		

CATEGORY 7 HEALTH & WELLBEING	Overall Level: 3	Overall Score	59.55		
% of Section Credits Predicted: 83%		Credits	Level		
Contribution to Overall Score: 11.67 points		10 of 12 Credits	All Levels	Assumptions Made	Evidence Required
Hea 1 Daylighting	Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky. Select the compliant areas Room Kitchen: Avg DF greater than 2% ☑ Living Room*: Avg DF greater than 1.5% ☐ Dining Room*: Avg DF greater than 1.5% ☐ Study*: Avg DF greater than 1.5% ☐ Do all above rooms have a view of the sky? ☑ 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.	2 of 3 Credits	-		
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. Select a performance standard or type of property Credit not sought ○ Airborne: 3db higher; Impact: 3dB lower ○ OR Airborne: 5db higher; Impact: 5dB lower ◉ OR Airborne: 8db higher; Impact: 8dB lower ○ OR Detached Property ○ OR Separating walls and floors only occur between non habitable spaces ○ OR Separating walls and floors only occur between habitable and non-habitable spaces ○	3 of 4 Credits	-		
Hea 3 Private Space	One 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. Will a private/ semi-private space be provided? Yes, private/semi-private space will be provided ◉ OR No private/semi-private space ○	1 of 1 Credits	-		

Issue		Credits	Level	Assumptions Made	Evidence Required
Hea 4 Lifetime Homes	Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme. Lifetime Homes Compliance All Lifetime Homes criteria will be met (●) OR Credit not sought (○)	4 of 4 Credits	-		

CATEGORY 8 MANAGEMENT	Overall Level: 3	Overall Score	59.55	Assumptions Made	Evidence Required
% of Section Credits Predicted: 67%		Credits	Level		
Contribution to Overall Score: 6.67 points		6 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. The guide must be available in alternative formats on request. Tick the topics covered by the Home User Guide Operational Issues ☑ Site and Surroundings ☐	2 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. Select the appropriate scheme and score No scheme used ○ Considerate Constructors OR Best Practice: Score between 24 and 31.5 ◉ OR Best Practice+: Score between 32 and 40 ○ Alternative Scheme* OR Mandatory + 50% optional requirements ○ OR Mandatory + 80% optional requirements ○ * In the first instance, contact BRE if you are considering using an alternative scheme.	1 of 2 Credits	-		
Man 3 Construction Site Impacts	Credits are awarded where procedures meeting the Code requirements are in place for the following: Tick the impacts that will be addressed Monitor, report and set targets for: - CO_2/ energy use from site activities ☐ - CO_2/ energy use from site related transport ☐ - water consumption from site activities ☐ Adopt best practice policies in respect of: - air (dust) pollution from site activities ☑ - water (ground and surface) pollution ☑ 80% of site timber is responsibly sourced ☐	1 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. Secured by Design Compliance Credit not sought ○ OR Secured by Design Section 2 Compliance ◉	2 of 2 Credits	-		

CATEGORY 9 ECOLOGY	Overall Level: 3	Overall Score	59.55		
% of Section Credits Predicted: 44%		Credits	Level		
Contribution to Overall Score: 5.33 points		4 of 9 Credits	All Levels	Assumptions Made	Evidence Required
Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value. Select the appropriate option Credit not sought ○ OR Land has ecological value ○ OR Land has low/ insignificant ecological value* ◉ * Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an ecologist is appointed and can confirm that the construction zone is of low/ insignificant value and the rest of the development site will remain undisturbed by the works.	1 of 1 Credits	-		
Eco 2 Ecological Enhancement	One credit is awarded where there is a commitment to enhance the ecological value of the development site. Tick the appropriate boxes Will a *Suitably Qualified Ecologist* be appointed to recommend appropriate ecological features? ☑ AND Will all key recommendations be adopted? ☑ AND 30% of other recommendations be adopted? ☐	0 of 1 Credits	-		
Eco 3 Protection of Ecological Features	One credit is awarded where there is a commitment to maintain and adequately protect features of ecological value. Tick the appropriate boxes Is the site of low ecological value (Eco 1)? ☑ OR If the site has ecological features, will they be maintained and adequately protected during site clearance, preparation and construction works? ☐	1 of 1 Credits	-		
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: Change in Ecological Value Major negative change: fewer than -9 ○ Minor negative change: between -9 and -3 ○ OR Neutral: between -3 and +3 ◉ Minor enhancement: between +3 and +9 ○ Major enhancement: greater than 9 ○	2 of 4 Credits	-		

Issue		Credits	Level	Assumptions Made	Evidence Required
Eco 5 Building Footprint	Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is: Ratio of Net Internal Floor Area: Net Internal Ground Floor Area Credit Not Sought ◉ OR Houses: 2.5:1 OR Flats: 3:1 ○ OR Houses: 3:1 OR Flats: 4:1 ○ OR Houses & Flats Weighted (2.5:1 & 3:1) ○ OR Houses & Flats Weighted (3:1 & 4:1) ○	0 of 2 Credits			