Beswick Plot 2 - Open market properties.
Eco Homes Pre-assessment

(Eco homes 2005 methodology)

		OM	HA	Actual Score sub-total	Max Score available sub-total	% achieved	weighting factor	Credits Scored
Ene 1	CO_2			5	10			
Ene 2	Bldg Fabric	✓	✓	5	5			
Ene 3	Drying Space	×	✓ 1	0	1			
Ene 4	Eco labled goods			1	2			
Ene 5	Ext lighting	✓	✓	2 13	2 20			
Trans 1	Pub Trans	✓	✓	2	2			
Trans 2	Cycle storage	×	×	0	2			
Trans 3	Local Amenities			2	3			
Trans 4	Home Office	✓	✓	1 5	1 8	64.3	0.30	**19.29**
Pol 1	Insul ODP and GWP	✓	✓	1	1			
Pol 2	NO_2 emissions	✓	✓	3	3			
Pol 3	Surface water runoff	×	×	0	2			
Pol 4	Zero emission energy	×	×	0 4	1 7	57.1	0.15	**8.57**
Mat 1	Timber - basic bldg	✓	✓	6	6			
Mat 2	Timber Finishing	✓	✓	3	3			
Mat 3	Recycling		✓ 6	2	6			
Mat 4	Envir. Impact of Mat's			10 21	16 31	67.7	0.15	**10.16**
W 1	Int water use			2	5			
W 2	Ext water use	×	×	0 2	1 6	33.3	0.10	**3.33**
Eco 1	Eco Value of site	✓	✓	1	1			
Eco 2	Eco enhancement	×	✓ 1	0	1			
Eco 3	Protection of Eco features	✓	✓	1	1			
Eco 4	Change of Eco			2	4			
Eco 5	Bldg footprint	×	×	0 4	2 9	44.4	0.15	**6.67**
Health 1	Daylighting	✓	✓	3	3			
Health 2	Sound insul	×	×	0	4			
Health 3	Private space	✓	✓	1 4	1 8	50.0	0.15	**7.50**
							Total Credits	**55.52**

KEY

	LOST CREDITS
	AT RISK - NOT PROVEN
✓	FULLY COMPLIANT
×	NONE COMPLIANT
	PART COMPLIANT

PASS	36.00
GOOD	48.00
v.GOOD	60.00
ECC'NT	70.00

mud to surrounding residents.	
The close liaisons with surrounding residents throughout the project lifecycle.	No
The use of recycled aggregates for base level on newly constructed roads, car park and footpath areas.	No
Enhanced landscaping and tree planting utilising a good proportion of native species.	Yes
Measures to protect the local water table	No
Registration with the Considerate Constructors Scheme.	No

We discussed at length the current state of the housing market and our difficulty therefore in retrospectively complying with your current requirements. In particular, we explained that sales rates are currently a third of where they were 15 months ago, compounded by the significant down-valuing of our properties by the mortgage lenders. (Valuers have recently been instructed to assess properties on Beswick at second-hand levels based purely on floor area, and are taking no account of the sustainability benefits being offered. This is frustrating!)

We appeared to agree at the meeting that of all the elements needed to achieve a 'Very Good' rating, the most significant was the provision of internal recycling bins to support the Council's City-wide targets for household waste recycling. Taking this on board, we are now minded to accept this additional requirement to all dwellings within Zones 7, 8 and 9; i.e. a total of 76no units, circa 58% of all the open market dwellings.

Green Route

In our meeting, it was agreed that further discussion was required to establish a workable compromise between the need to provide some amenity value to this space in the short term for existing residents, whilst recognising that the land either side is still part of a construction site and will therefore be trafficked by construction vehicles. We are standing by to attend a further meeting with you and representatives from NEM, and wait to hear from you.

I hope that this response addresses your concerns and I look forward to your reply in due course. In the meantime, please do not hesitate to come back to me for any further information.

Yours sincerely,

John Yeo
DESIGN CO-ORDINATOR
For and on behalf of Lovell Partnerships Limited

c.c Suzanne Price (New East Manchester)
FILE