Your Ref: Kepple Road, Chorlton
Our Ref: 2012.013

Tony Ginty
AJC Building Services Ltd.
13 Highfield Road
Bramhall
Stockport
SK7 3BE

17th May 2012

FAO – Tony Ginty

ELEMENT SUSTAINABILITY

Element Sustainability
25 Mayor's Road
Altrincham
Cheshire
WA15 9RW

phone: 0161 928 5396
email: info@elementsustainability.co.uk

www.elementsustainability.co.uk

Dear Tony,

Kepple Road – Sustainability Performance

Further to my visit to your development at 3 Kepple Road, I am writing to confirm a number of additional measures that have been implemented on site. These improvements maximise the sustainability performance of the dwellings and align their specification with the Code for Sustainable Homes criteria as far as is practicable.

Sustainability Performance Review

Our previous report (reference 2012.013) provided a post construction performance appraisal of this residential development against the requirements of the Code for Sustainable Homes (November 2010). This report identified a number of technically feasible actions to improve the sustainability performance of the units that could be retrospectively applied by AJC Building Services Ltd. These measures and the actual specifications applied at the site are presented in the table below:

Item	Improved Specification
Energy Meters	'Ewgeco' consumption meters for electricity, water and gas
Energy Efficient White Goods	Integrated A+ rated fridge / freezers
Cycle Storage Facilities	Steel cycle hoops, concrete mounted
External Water Butts	100litre water butt integrated to rear of dwellings
Reduce Potable Water Consumption	Kitchen taps restricted to 5 litres / minute. Overall water consumption calculated as <105l./ person / day
Home user Guide	Full scope Home User Guide to be issued to occupants
Internal Recycling Bins	Retractable, triple bin integrated in kitchen units for recycling

Registered Address: 101 St. George's Road, Bolton, Lancashire, BL1 2BY
Registered in England Registered Number: 7766058

By applying these measures the Pre-assessment calculator (see original report) identifies that the overall Code for Sustainable Homes score would improve to >54%. A minimum score for achieving Code Level 3 would be 57% were a formal Code rating possible to achieve. There are no additional technically feasible credits which could improve this score.

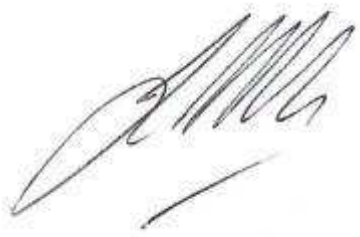
Importantly, the dwellings meet the mandatory criteria of Code for Sustainable Homes Level 3, including:

· Energy demand criteria
· Potable water demand
· Waste & recycling provision
· Environmental impact of materials
· Surface water runoff

Notwithstanding the fact that the Code rating cannot now be certified in accordance with condition 4 of the approval decision, it is clear from the scores presented above that the development performs well against the standards established by the Code guidance. The dwellings at 3 Keppel Road will provide high quality residential accommodation which enables the occupants to lead a low impact lifestyle.

I trust this letter is sufficient to demonstrate to Manchester City Council that you have made every effort to comply with the planning requirements for the site.

Yours sincerely,



Laurie Wills
Director
For and on behalf of Element Sustainability Ltd.