Housing Development at Hazelbottom Road
EcoHomes Statement

Cyril Sweett Ltd was appointed by Taylor Woodrow Developments and Barratt Homes as the Ecohomes Assessor for the housing site at Hazelbottom Road. The initial assessment was carried out by Cyril Sweett sustainability team who will follow on with preparing the full Ecohomes report during later stages of the project. The sustainability team at Cyril Sweett has extensive experience in supporting developers achieve various EcoHomes and BREEAM ratings and has carried out dozens of assessments for sites ranging from 10 to 1200 housing units.

For assessing the development and advising on the Very Good score, Cyril Sweett revised all documentation including site wide information such as transport, amenities and ecology down to building specific information such as material specifications, energy performance and daylighting quality. In addition, performance of the developers in terms of construction best practice (considerate constructors scheme, site waste management, reducing site impacts, etc) has been reviewed.

The housing site at Hazelbottom Road was assessed under EcoHomes 2006 version. Initial results of the assessment lead to a base score of 40.45 points, thus exceeding the Pass rating of 36. The developers have committed to achieving higher ratings and as such incorporated a list of improvements and upgrades into the site and the housing units, leading to a Very Good rating of a score of 58.03.

A summary of the scores under each category can be found in table 1, while detailed scores and performance under each credit are explained in table 2.

Table 1: Summary scoring

	Credits Available	Credits achieved ②	%age achieved ②/①*100 =③	Weighting factor ④	Credits scored ③*④
Energy	**24**	14	58.33	0.22	12.83
Transport	**8**	5	62.5	0.08	5
Pollution	**11**	8	72.72	0.1	7.27
Materials	**31**	21	67.74	0.14	9.48
Water	**6**	4	66.66	0.10	6.66
Land use and ecology	**9**	4	44.44	0.12	5.33
Health and well-being	**8**	2	25	0.14	3.5
Management	**10**	8	80	0.1	8
Total	**107**	**66**			**58.03**

Table 2: Detailed EcoHomes credit scoring

Credit	Credits Available 2006	Credit Achievement 2006	Weighted value of one credit 2006	Value of predicted credits	Comments on credit achievement
Ene 1: Dwelling Emission Rate	15	7	0.92	6.44	Housetypes with new specifications for Part L 2006 compliance lead to a maximum average CO2 emissions of 24kg/m2/year, awarding at least 7 credits.
Ene 2: Building Fabric	2	1	0.92	0.92	Housetypes with new specifications for Part L 2006 lead to an average heat loss parameter of maximum 1.3, awarding one credit only.
Ene 3: Drying Space	1	1	0.92	0.92	Rotary dryers will be provided in each garden, in addition to drying lines on top of baths in apartments.
Ene 4: Eco-labelled goods	2	2	0.92	1.84	A labelled washing machines and A+ labelled fridges/freezers will be provided in all units
Ene 5: Internal Lighting	2	1	0.92	0.92	40% of internal lighting will be energy efficient
Ene 6: External lighting	2	2	0.92	1.84	All external lighting will be energy efficient with daylight sensors or movement detection devices.
Tra 1: Public transport	2	2	1	2	Several bus services pass through Hazelbottom road, with stops within 500m of the development. These services are frequent during the day and evenings.
Tra 2a: Cycle storage	2	0	1	0	Cycle storage provided is not sufficient to meet credit requirements.
Tra 3: Local amenities	3	2	1	2	Amenities available within 1000m are: post box, primary school, supermarket, leisure centre, church, public space. A post box and food shop are not available within 500m of the site.
Tra 4: Home office	1	1	1	1	2 phone points and 2 electricity sockets will be provided in secondary bedrooms
Pol 1: Insulant ODP and GWP	1	1	0.9	0.9	Specifications for insulation comply with zero ODP & GWP less than 5
Pol 2: Low NOx boilers	3	3	0.9	2.7	Boilers will be beyond class 5, thus having NOx emissions of less than 40mg/kWh
Pol 3: Reduction of surface run-off	2	2	0.9	1.8	Drainage water from roofs and hard surfaces will be attenuated by 50% through on-site water control systems.
Pol 4: Zero Emission Energy Source	3	0	0.9	0	Renewable energy sources are not considered for this site.
Pol 5: Flood risk	2	2	0.9	1.8	The site lies in a low flood risk area. Both credits are awarded.
Mat 1a: Environmental impact of materials: Roof	3	3	0.45	1.35	Specifications for roofing achieves an A rating on the green guide.
Mat 1b: Environmental impact of materials: External walls	3	3	0.45	1.35	Specifications for external walls achieve an A rating on the green guide
Mat 1c: Environmental impact of materials: Internal walls	3	3	0.45	1.35	Specifications for internal walls achieve an A rating on the green guide

Mat 1d: Environmental impact of materials: Floors	3	0	0.45	0	Specifications for floors achieve a C rating on the green guide
Mat 1e: Environmental impact of materials: Windows	2	0	0.45	0	Specifications for floors achieve a C rating on the green guide
Mat 1f: Environmental impact of materials: External surfacing	1	0	0.45	0	Specifications for floors achieve a C rating on the green guide
Mat 1g: Environmental impact of materials: Boundary protection	1	1	0.45	0.45	Specifications for fencing achieve an A rating on the green guide
Mat 2: Sourcing of Materials: Basic Building Elements	6	4	0.45	1.8	It is expected that a minimum of 4 credits are awarded for a certain volume of materials that is sourced from suppliers with an EMS or similar certification
Mat 3: Sourcing of Materials: Finishing Elements	3	1	0.45	0.45	It is expected that a minimum of 1 credit is awarded for a certain volume of finishing materials that is sourced from suppliers with an EMS or similar certification
Mat 4: Recycling facilities	6	6	0.45	2.7	Manchester City Council operates a kerb side recycling scheme that will be implemented on this site. In addition, recycling bins of total capacity of 30 litres will be provided in kitchens
Wat 1: Internal Potable Water Use	5	3	1.67	5.01	Water efficient fittings to be provided: flow regulated taps, dual flushes and low flow showers. The provision of A labelled washing machines will lead to further water savings, thus awarding one extra credit
Wat2: External Potable Water Use	1	1	1.67	1.67	Water butts collecting rainwater from roofs will be provided in each garden
Eco 1: Ecological value of site	1	1	1.33	1.33	The site is a former industrial and recreational area and is therefore of low ecological value
Eco 2: Ecological enhancement	1	0	1.33	0	No enhancement to ecology will be carried out on site
Eco 3: Protection of ecological features	1	1	1.33	1.33	Since the site does not include any major ecological features to protect, the credit is awarded
Eco 4: Change of ecological value of site	4	2	1.33	2.66	After development, it is expected that as a worst case scenario, there will be no loss of species, leading to zero change of ecological value. 2 credits are awarded.
Eco 5: Building footprint	2	0	1.33	0	The site comprises blocks of 2, 3 and 4 floors. However the overall building footprint to floor area ratio cannot be met
Hea 1: Daylighting	3	0	1.75	0	Few of the apartments fail to achieve the required daylighting in kitchens and living rooms. In addition, few apartments on the ground floor don't have a clear view of the sky. No credits can be awarded
Hea 2: Sound insulation	4	2	1.75	3.5	Pre-completion sound testing will be carried out based on testing a sample of each type (approx 35%)
Hea 3: Private space	1	0	1.75	0	All houses have private gardens however apartment blocks don't

Man 1: Home User Guide	3	3	1	3	A home user guide will be provided and will include the wider scope of information as per EcoHomes.
Man 2: Considerate Constructors	2	2	1	2	Developers will sign up to the Considerate Constructors scheme and achieves a minimum score of 32.
Man 3: Construction Site impacts	3	2	1	2	Developers' standard practice (sorting / recycling waste and reducing water and air pollution) leads to awarding 2 credits.
Man 4: Security	2	1	1	1	All windows and doors will meet security standards. It is not clear that all site areas will meet the Secure by Design award criteria.
Total	**107**	**42**		**58.03**	**Very Good**