Mr David Stanway
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Reference: YH51268

Dear David

CSH PRE- ASSESSMENT 25-28 WELBY STREET, MANCHESTER M13

I have attached a CSH Pre-assessment report for one house as each dwelling is almost identical. As you will see the development is currently unable to achieve Code Level 3 retrospectively.

In order to get a Code rating the site must first pass the five mandatory issues of;
Ene 1 Energy,
Wat 1 Internal Water Use,
Mat 1 Environmental Impact of Materials,
Sur 1 Management of Surface Water Run-Off from Developments and
Was 1 Storage of Non-Recyclable Waste and Recyclable Household Waste.

The problem for your client is that the dwellings were built to pre-2010 Building Regulation standards and should have been assessed against the May 2009 version of Code. This would have used SAP 2005 for the energy calculations. As we can find no evidence of the site being registered for CSH it must now be registered and assessed against the latest November 2010 Code which is more rigorous and demands a SAP 2009 assessment for Ene 1. This is also more testing than SAP 2005.

Whilst none of the mandatory issues are impossible to achieve there are the implications of cost, disruption and practicality to consider and compliance will not result in a vast amount of credits being allocated. Normally at Design Stage we would then cherry pick from the remaining 29 issues to find the least cost but most effective way to gain a CSH Level 3 pass at 57%. However this assumes no works have begun as many of the issues have to be committed to before any development starts on site and designed into the dwellings. As we are looking at the development retrospectively the options are substantially reduced. Therefore even if all the hoops are jumped through to pass the mandatory issues I believe the best each house could achieve at the moment is in the region of 35%.

I trust that this information will make sense when considered in conjunction with my comments in the report. Code for Sustainable Homes is unfortunately a Dark Art at the best of times. We can discuss the way forward in more detail when you have had chance to deliberate.

Yours sincerely

Della Miller
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