



DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING
PROPERTIES

Tariff Street, Manchester

15 March 2023

GIA No: 2258

PROJECT DATA:

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Architect **LRW Architects**
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Principles of Daylight and Sunlight
Existing Drawings: 2258-REL01-IS01-001 to 2258-REL01-IS01-003
Proposed Drawings: 2258-REL01-IS01-004 to 2258-REL01-IS01-006
Results and Window Maps

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A handwritten signature in black ink, appearing to read 'Beatty', with a long horizontal stroke extending to the right.

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1.0 Executive Summary

We have undertaken a daylight and sunlight assessment for the proposed development on Tariff Street, Manchester.

We have completed technical analyses using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.

Baseline Compliance Levels (Using the Existing Cleared Site as the Baseline)

The current daylight and sunlight levels received by the surrounding residential receptors in the baseline scenario. This scenario represents the existing cleared site and does not include any cumulative schemes in the area. The results are summarised in the table below:

Name/Address of Building	Percentage of Windows that Achieve 27% VSC Daylight	Percentage of Rooms that Achieve 80% NSL Daylight	Percentage of Rooms that Achieve 25% APSH Sunlight
Avro	107/146 (73%)	54/56 (96%)	15/18 (83%)
Wentworth Apartments	98/164 (60%)	83/128 (65%)	91/94 (97%)
Jacksons Warehouse	92/104 (89%)	57/73 (78%)	0/5 (0%)

These baseline results demonstrate a moderate level of compliance considering the current open nature of the existing site.

The assessment of baseline levels to the surrounding properties considers whether a window/room already meets the BRE criteria in the existing scenario only, whilst the BRE guide states that a window/room should not be reduced by any more than 0.8 times its former value (a 20% reduction) in the proposed scenario. As such, as the VSC target is 27%, if a window in the baseline has 25% VSC, it will be classed as not meeting the BRE targets. In the proposed scenario, if the same window is reduced to 24%, it will be classed as meeting the VSC target as it is within 0.8 times its former value. Therefore, some windows/rooms may not meet the target criteria in the baseline but will in the proposed scenario.

Assessment One - Impact from Proposed Development (Using the Existing Cleared Site as the Baseline)

We have undertaken an assessment of the proposed development using the existing cleared site as the baseline, without any cumulative schemes in the area. When comparing the impact of the proposed design to the cleared existing baseline, the impacts on the three buildings that are detailed in the assessment are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
Avro	138/146 (95%)	54/56 (97%)	18/18 (100%)
Wentworth Apartments	160/164 (97%)	128/128 (100%)	94/94 (100%)
Jacksons Warehouse	44/104 (42%)	17/73 (23%)	5/5 (100%)

The results show a high level of compliance for two of the surrounding buildings with the proposed development in place. The levels with Jacksons Warehouse are lower, in part due to the open underdeveloped nature of the site currently, but also the design of the mezzanine levels behind the existing warehouse windows.

Assessment Two - Impact from Both Blocks of the SRF (Using the Existing Cleared Site as the Baseline)

To fully understand the results in context to the massing anticipated by the Piccadilly Basin Strategic Regeneration Framework ("the SRF"), an additional assessment has been undertaken to understand the impact of the SRF on the surrounding properties. This assessment uses the existing cleared site as the baseline, without any cumulative schemes in the area. This method, as described in section F2 of the BRE Guide, provides a much more contextual approach to the analysis, and fully considers the specific site characteristics, history and location. The results for the three buildings are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
Avro	146/146 (100%)	55/56 (98%)	18/18 (100%)
Wentworth Apartments	164/164 (100%)	128/128 (100%)	94/94 (100%)
Jacksons Warehouse	66/104 (63%)	24/73 (32%)	5/5 (100%)

The results show a similarly high level of compliance for two of the surrounding buildings when compared to the proposed development, with only minor differences identified between the results for Avro and Wentworth Apartments. The levels with Jacksons Warehouse are again lower, in part due to the open underdeveloped nature of the site currently, but also the design of the mezzanine levels behind the existing warehouse windows.

Assessment Three - Impact from Block 1 of the Proposed Development (Using the Existing Cleared Site as the Baseline)

We have undertaken an assessment of Block 1 of the proposed development using the existing cleared site as the baseline, without any cumulative schemes in the area. When comparing the impact of Block 1 to the cleared development site, the impacts on the three buildings that are detailed in the assessment are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
Avro	146/146 (100%)	56/56 (100%)	18/18 (100%)
Wentworth Apartments	163/164 (99%)	128/128 (100%)	94/94 (100%)
Jacksons Warehouse	56/104 (54%)	22/73 (30%)	5/5 (100%)

The results show a high level of compliance for two of the surrounding buildings, whilst the design of Jacksons Warehouse constrains the levels of daylight with the proposed development in place.

Assessment Four - Impact from Block 1 of the SRF (Using the Existing Cleared Site as the Baseline)

An additional assessment has been undertaken to understand the impact of Block 1 of the SRF on the surrounding properties. This assessment uses the existing cleared site as the baseline, without any cumulative schemes in the area. The results for the three buildings are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
Avro	146/146 (100%)	56/56 (100%)	18/18 (100%)
Wentworth Apartments	164/164 (100%)	128/128 (100%)	94/94 (100%)
Jacksons Warehouse	104/104 (100%)	51/73 (69%)	5/5 (100%)

The results show a similarly high level of compliance for two of the surrounding buildings when compared to the proposed development, with only minor differences identified between the results for Avro and Wentworth Apartments. It is difficult to draw direct comparisons between Block 1 of the SRF and Block 1 of the proposed development. This is because Block 1 of the proposed development is sited on almost the entire SRF plot, so it effectively covers the area of Blocks 1 and 2 of the SRF, whilst Block 2 of the proposed development sits slightly outside this.

The assessment of Block 1 of the SRF in isolation leads to improvements to the daylight received to Jacksons Warehouse as it is positioned obliquely to the building. As such, the more appropriate comparison would be between the full SRF massing and Block 1 of the proposed development, the results for which are comparable.

Assessment Five - Impact from Block 2 of the Proposed Development (Using the Existing Cleared Site as the Baseline)

We have undertaken an assessment of Block 2 of the proposed development using the existing cleared site as the baseline, without any cumulative schemes in the area. When comparing the impact of Block 1 to the cleared development site, the impacts on the three buildings that are detailed in the assessment are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
Avro	144/146 (99%)	55/56 (98%)	18/18 (100%)
Wentworth Apartments	163/164 (99%)	128/128 (100%)	94/94 (100%)
Jacksons Warehouse	97/104 (93%)	70/73 (96%)	5/5 (100%)

The results show a high level of compliance for all of the surrounding buildings. The improvements in daylight to Jacksons Warehouse owe largely to the distance between this building and Block 2 of the proposed development.

Assessment Six - Impact from Block 2 of the SRF (Using the Existing Cleared Site as the Baseline)

An additional assessment has been undertaken to understand the impact of Block 2 of the SRF on the surrounding properties. This assessment uses the existing cleared site as the baseline, without any cumulative schemes in the area. The results for the three buildings are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
Avro	146/146 (100%)	55/56 (98%)	18/18 (100%)
Wentworth Apartments	164/164 (100%)	128/128 (100%)	94/94 (100%)
Jacksons Warehouse	67/104 (64%)	24/73 (33%)	5/5 (100%)

The results show a high level of compliance for two of the surrounding buildings. With Block 2 of the SRF built out in isolation, daylight to Jacksons Warehouse is worse when compared with Block 2 of the proposed development.

Summary of Findings

It is inevitable when constructing buildings in an urban environment that alterations in daylight and sunlight to surrounding properties can occur, particularly where a site is clear and underdeveloped for the context. It is well-established and accepted that the BRE Guidelines, which set out the numerical benchmark for daylight and sunlight assessments, are predicated on a relatively low-rise suburban environment. The Planning Practice Guidance (PPG) – Making Effective Use of Land, published on 22 July 2019, Paragraph: 007 Reference ID: 66-007-20190722 states that:

“All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”

The Manchester Core Strategy 2012-2027 sets out development principles for the city centre in Policy CC 6 (p60), which states the following:

“City Centre development will generally be high-density. It is a location where land should be used to its maximum efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.”

It would be very difficult for any development of scale, massing and height appropriate to the city centre to maintain the same levels of daylight currently received to the surrounding residential receptors.

The results of the assessments demonstrate that in the context of scale, massing and height appropriate for a city centre, particularly as set out in the SRF, the Proposed Development has been carefully designed to maximise residential amenity in the existing surrounding receptors.

Overall our view is that the impact is commensurate with the context of the location and character of the development site, and it is acceptable.

2.0 Instructions

GIA have been instructed by Axis-RE to undertake detailed technical assessments to understand the potential daylight and sunlight changes that the proposed development on Tariff Street, Manchester, will have upon the surrounding residential properties.

The daylight and sunlight review within this report considers residential properties only as they are recognised by the Building Research Establishment (BRE 2022) as having the highest expectation for natural light when compared to other uses, such as commercial. The criteria suggested within the BRE have been used to understand and compare the existing levels of light, and the light achieved subsequent to the development of the proposed scheme.

3.0 Introduction

Daylight and Sunlight

We have undertaken technical analysis using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)', (the "BRE Guide").

The guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

The BRE Guide provides two methodologies for daylight assessment to surrounding properties, namely:

- The Vertical Sky Component (VSC); and
- The No Sky Line (NSL).

There is one methodology for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

The following table provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight.

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.

For daylight and sunlight, the BRE Guidelines outline the approach within the accompanying Appendix I, in terms of assigning criteria to assess the effects:

"Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required...The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied."

"Where the loss of skylight or sunlight fully meets the guidelines, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines and a larger number of windows or

open space are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space.”

“Where the loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- Only a small number of windows are affected;*
- The loss of light is only marginally outside the guidelines;*
- An affected room has other sources of skylight or sunlight; and*
- The affected building only has a low level of requirement for skylight or sunlight.”*

The classification of major adverse is documented within Paragraph 7 of the BRE Guidelines:

“Factors tending towards a major adverse impact include:

- a large number of windows are affected;*
- the loss of light is substantially outside the guidelines;*
- all the windows in a particular property are affected; and*
- the affected indoor spaces have a particular strong requirement for skylight or sunlight, e.g. a living room in a dwelling”.*

Beneficial impacts occur when there is a significant increase in the amount of skylight and sunlight reaching an existing building. Beneficial impacts should be worked out on the same principals as adverse impacts.”

The BRE Guidelines do not provide any Guidance on what constitutes a moderate adverse impact.

The initial numerical criteria for determining the magnitude of effect is based on percentage alterations, as follows:

Magnitude of Effect	Percentage Alteration
Negligible	0-20%
Minor	20-29.9%
Moderate	30-39.9%
Major	40%+

When considering the significance of daylight and sunlight effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, retained daylight and sunlight levels and sensitivity of the receptor. This is

in addition to any other relevant factors, including mitigating factors such as location and nature of the development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

4.0 Sources of Information

In compiling this report, we have used the following information:

GIA

Site photographs

FIND Maps

OS Map

Vertex Modelling

Baseline model

LRW Architects

IR03-20221026 (proposed model)

Manchester Planning Portal

Floor plans and elevations for Avro

HM Land Registry

Floor plans for Jacksons Warehouse

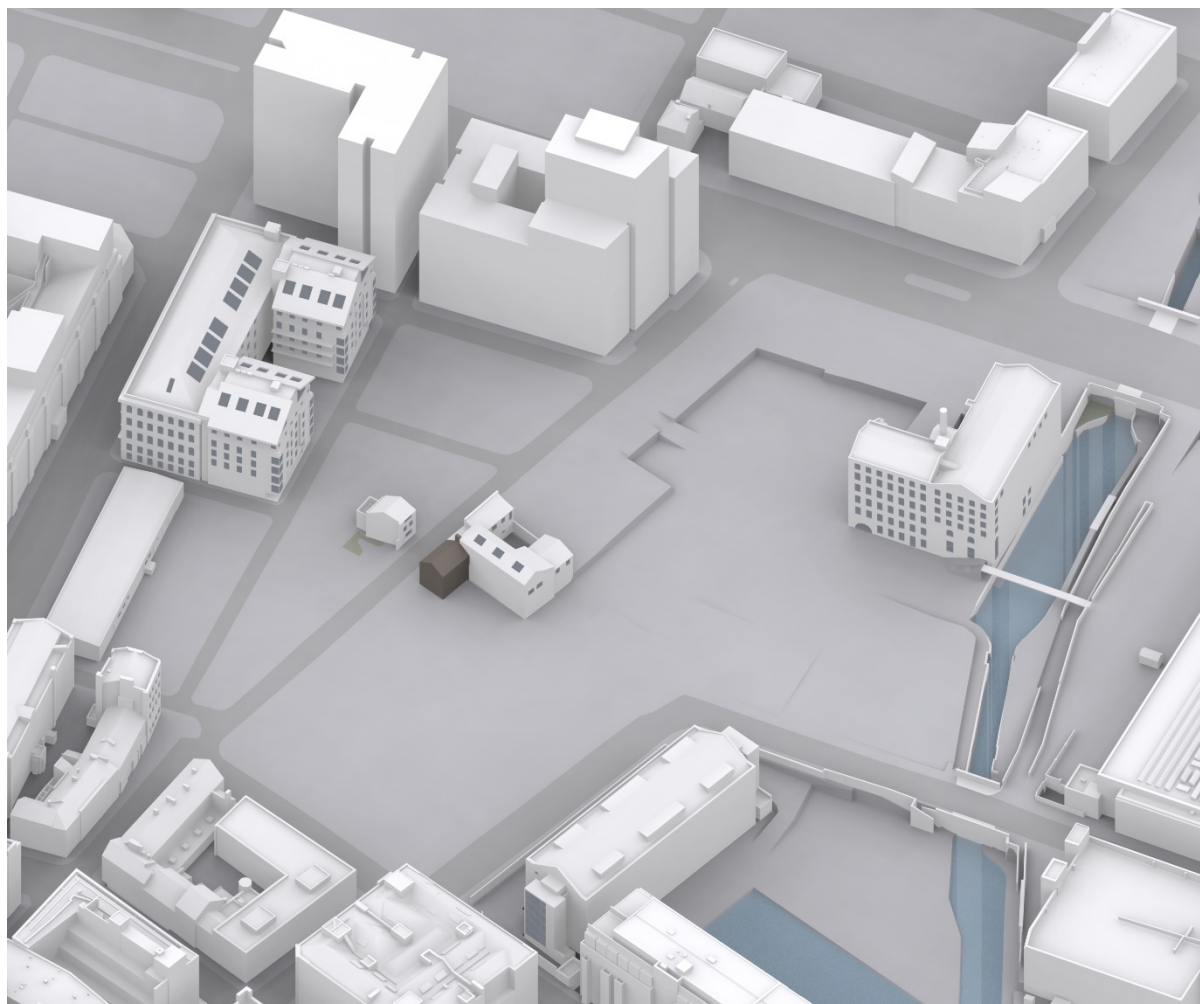
5.0 Assumptions

- a) All residential buildings have been identified by reference to the Valuation Office Agency (VOA) search and/or external observation.
- b) We have not sought access to the adjoining properties thus have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration based upon the building form and architecture, unless information was available publicly. This is normal practice where access to adjoining properties is not available. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties.
- c) Floor levels have been assumed for the adjoining properties. This dictates the level of the working plane which is relevant for the No Skyline assessment.

6.0 The Site

The site is bounded by Port Street to the north, Brewer Street to the west, Tariff Street to the south, and Great Ancoats Street to the east.

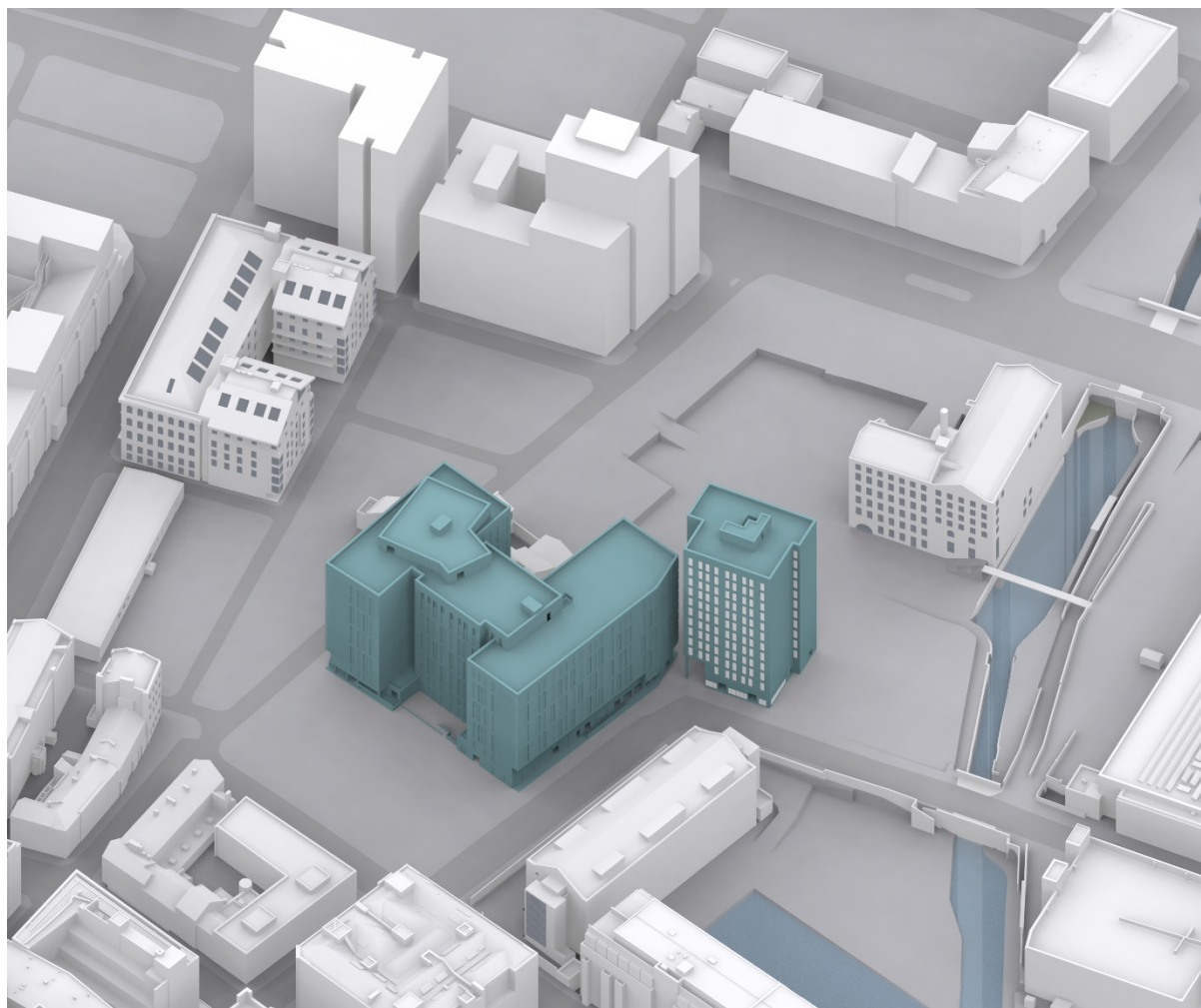
The drawing extract below shows the existing site:



7.0 The Proposal

GIA's understanding of the proposed scheme is illustrated in drawings 2258-REL01-IS01-04, 2258-REL01-IS01-05 and 2258-REL01-IS01-06 shown within Appendix 03.

Our analysis of this option is based on the proposed scheme massing models produced by LRW Architects, received on 26 October 2022. The image below shows the proposed development:



8.0 Surrounding Properties

We have created a three-dimensional computer model of the site and the surrounding properties to allow for a detailed daylight and sunlight assessment.

The daylight and sunlight review within this report considers existing and consented residential properties only, as they are recognised by the Building Research Establishment (BRE 2022) as having the highest expectation for natural light when compared to other uses, such as commercial.

The benchmark condition of the site allows us to calculate the daylight and sunlight conditions within the neighbouring buildings. From this, we can then compare them with the conditions within these properties, assuming the current proposed development is in place.

The pertinent residential accommodation, which is relevant for a daylight and sunlight assessment, is set out in the table below:

Name/Address of Building	Position in Relation to the Development
Avro	East
Wentworth Apartments	East
Jacksons Warehouse	South

9.0 Piccadilly Basin Strategic Regeneration Framework

The BRE acknowledges that the published values are purely advisory, and different targets may be used based on the special requirements of the proposed development or its location. The proposed development site is currently undeveloped, in a city centre, and in an area of emerging significantly increased density. It would therefore be unreasonable for the existing surrounding buildings to maintain the same levels of daylight and sunlight that they currently receive, and these represent the type of special requirements contemplated by the BRE Guide.

Appendix F of the BRE Guide states that alternative targets may be generated from the layout dimensions of the existing development, or they may be derived from considering the internal layout and daylighting needs of the proposed development itself. For example, sometimes there may be an extant planning permission for a site, but a developer wants to change the design, and the extant permission can be used as the baseline to understand the difference in impact from the extant permission and the new proposal. In assessing the loss of light to existing windows nearby, a local authority may allow the targets for the permitted scheme to be used as alternative benchmarks. This is not the only approach to setting alternative targets and whatever baseline is chosen; it is important that they should be self-consistent.

The site sits within the Piccadilly Basin Strategic Regeneration Framework. To fully understand the results in context to the massing anticipated by the Piccadilly Basin Strategic Regeneration Framework, the BRE recommend that additional assessments are undertaken using the scheme set out in that document as the existing baseline for the Site. This method, as described in section F2 of the BRE Guide, provides a much more contextual approach to the analysis, and fully considers the specific site characteristics, history and location.

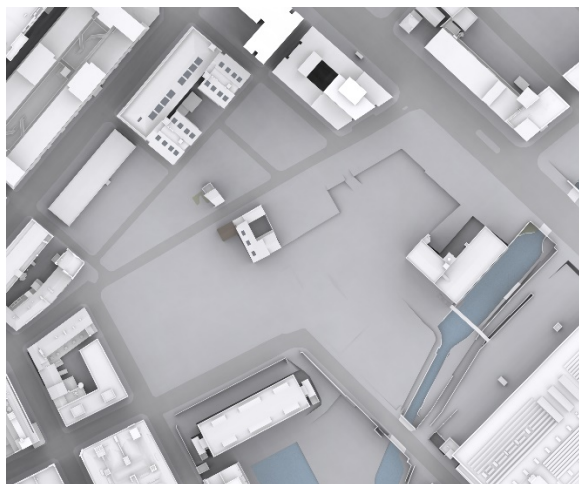
However, in order to draw direct comparisons between the proposed development and the SRF, we have undertaken additional assessments which assess the impact of the SRF on the surrounding properties rather than using it in the baseline, as discussed further below.

10.0 Alternative Assessments

At the request of Manchester City Council, further assessments using a cleared baseline on the existing site without any cumulative schemes in the area have been undertaken. The scenario used for each assessment is shown below:

Assessment One - Impact from Proposed Development (Using the Existing Cleared Site as the Baseline)

Baseline

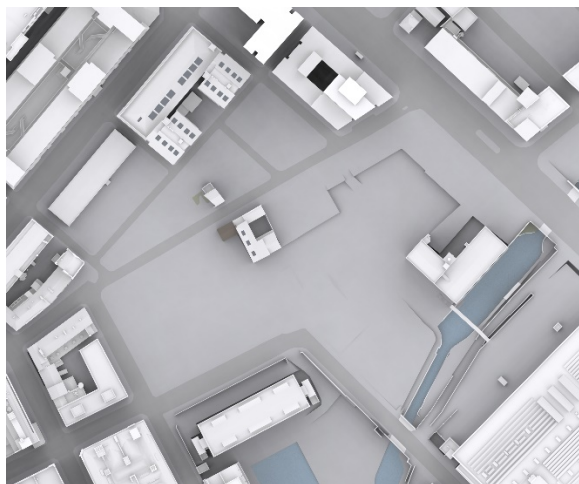


Proposed

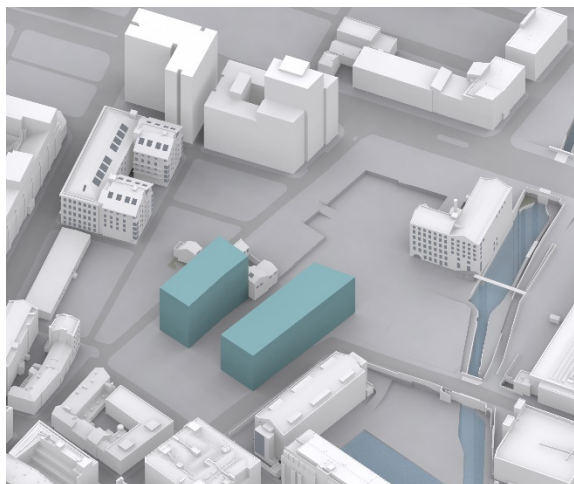


Assessment Two - Impact from Both Blocks of the SRF (Using the Existing Cleared Site as the Baseline)

Baseline

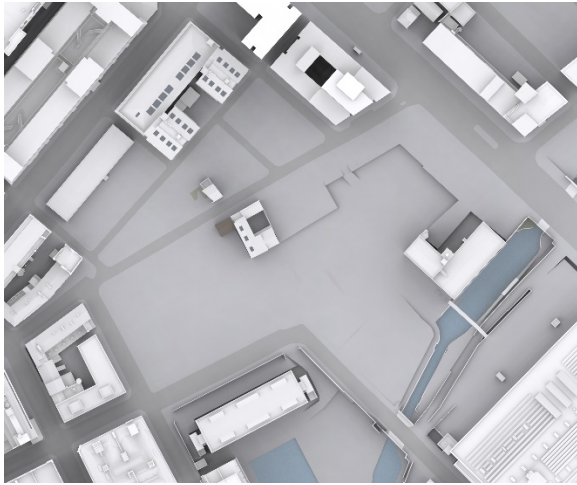


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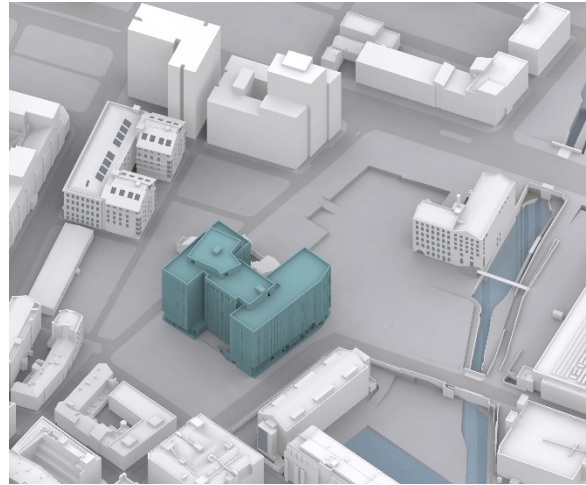


Assessment Three - Impact from Block 1 of the Proposed Development (Using the Existing Cleared Site as the Baseline)

Baseline

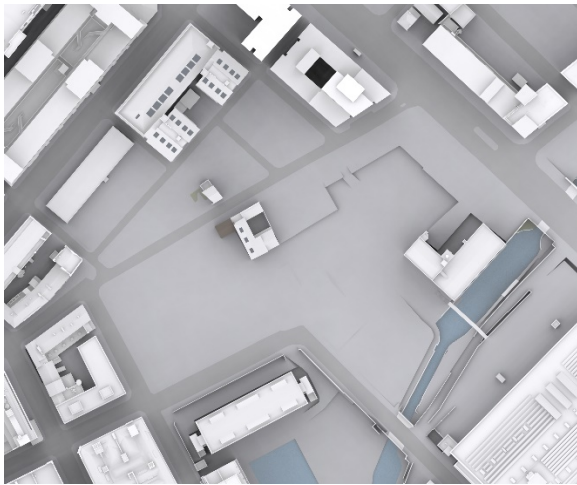


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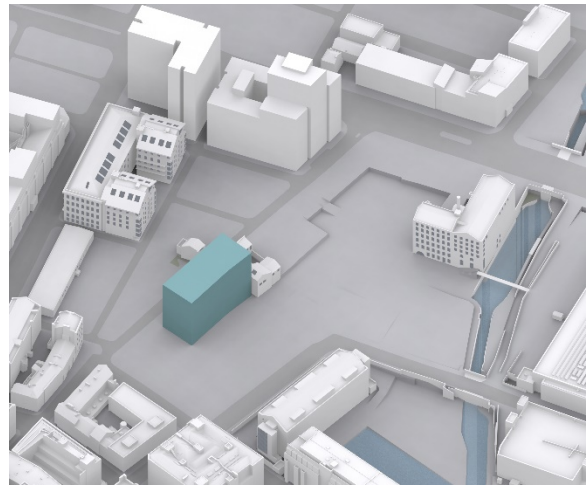


Assessment Four - Impact from Block 1 of the SRF (Using the Existing Cleared Site as the Baseline)

Baseline

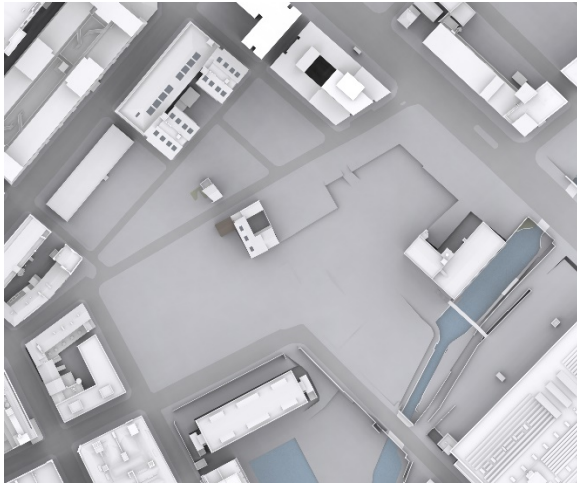


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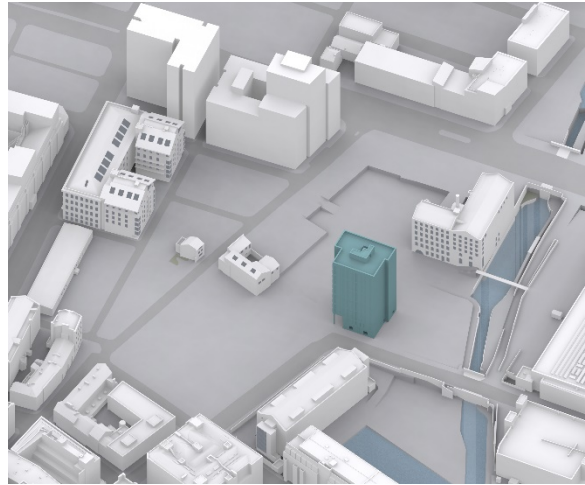


Assessment Five - Impact from Block 2 of the Proposed Development (Using the Existing Cleared Site as the Baseline)

Baseline

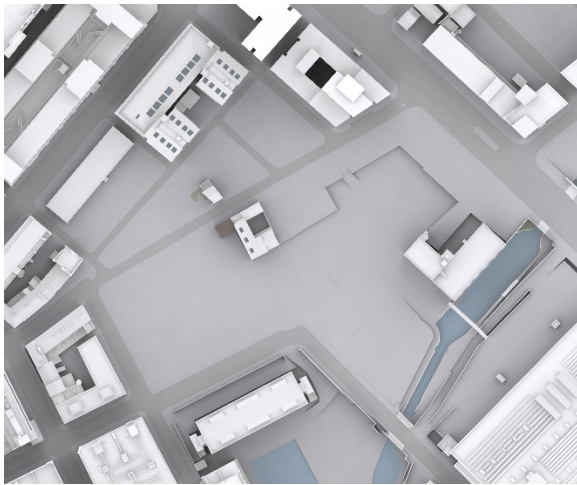


Proposed

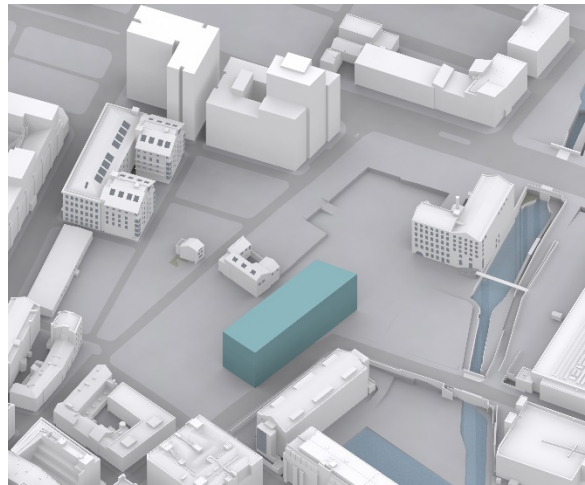


Assessment Six - Impact from Block 2 of the SRF (Using the Existing Cleared Site as the Baseline)

Baseline

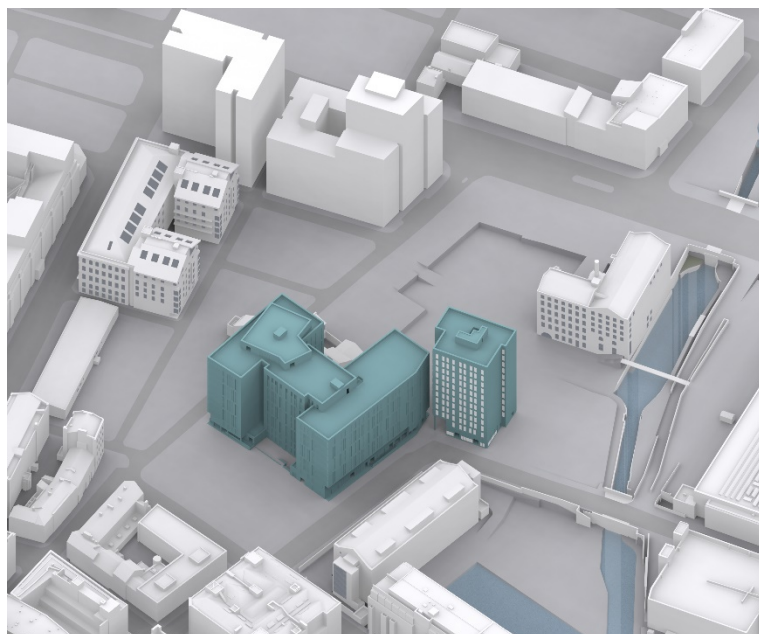


Proposed



11.0 Results

Avro Apartments



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
Baseline Compliance Levels			
Avro	107/146 (73%)	54/56 (96%)	15/18 (83%)
Assessment One - Proposed Development (Existing Baseline)			
Avro	138/146 (95%)	54/56 (97%)	18/18 (100%)
Assessment Two – SRF (Existing Baseline v Full SRF)			
Avro	146/146 (100%)	55/56 (98%)	18/18 (100%)
Assessment Three - Proposed Development (Existing Baseline v Block 1 of the Proposed Development)			
Avro	146/146 (100%)	56/56 (100%)	18/18 (100%)
Assessment Four – SRF (Existing Baseline v Block 1 of the SRF)			
Avro	146/146 (100%)	56/56 (100%)	18/18 (100%)
Assessment Five - Proposed Development (Existing Baseline v Block 2 of the Proposed Development)			
Avro	144/146 (99%)	55/56 (98%)	18/18 (100%)
Assessment Six – SRF (Existing Baseline v Block 2 of the SRF)			
Avro	146/146 (100%)	55/56 (98%)	18/18 (100%)

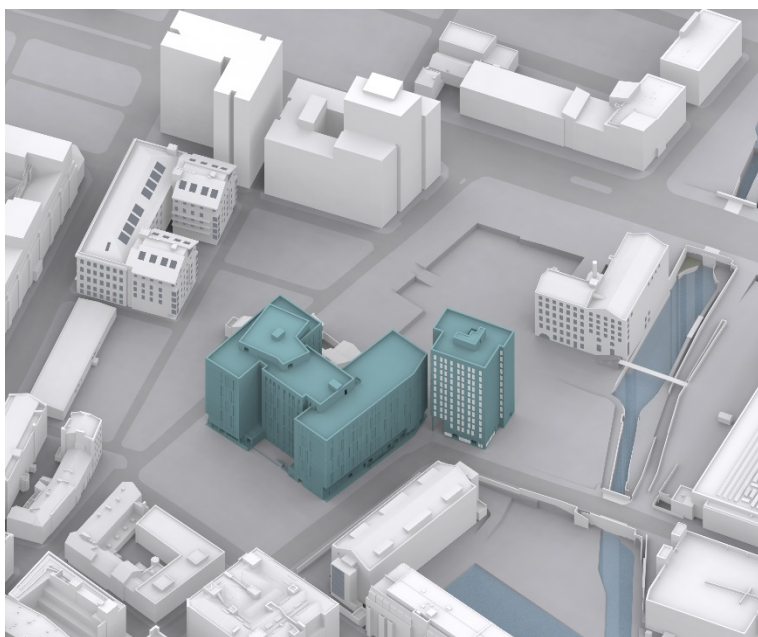
Avro Apartments was converted to residential use whilst the SRF was in place. Furthermore, it forms part of the wider Piccadilly Basin Strategic Regeneration Framework, and so development was anticipated on the Site when the conversion of Avro Apartments was granted consent. As such, the current daylight and sunlight levels which would be experienced over the cleared site were only ever intended to be temporary.

Assessment One shows the impacts to daylight on sunlight to Avro Apartments using a cleared existing baseline. Only seven windows do not meet the target criteria for VSC daylight, seven of which are impacted to a minor degree of between 20-30%. In terms of NSL daylight, only two rooms do not meet the criteria, which is a small proportion in context to those which were assessed and the wider building as a whole. Avro Apartments will fully accord with the target criteria for APSH sunlight.

In all assessments undertaken, the impact on daylight and sunlight to Avro Apartments is limited and comparable with the impacts brought about by the massing anticipated by the SRF.

As such, the level of impact, and the levels of retained daylight and sunlight, are commensurate with the context and location, and in our view, they are wholly acceptable.

Wentworth Apartments



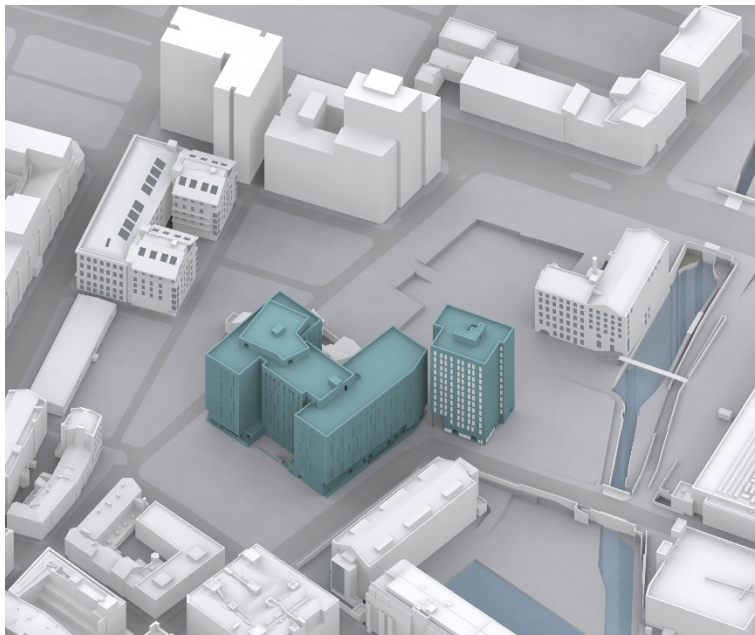
Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
Baseline Compliance Levels			
Wentworth Apartments	98/164 (60%)	83/128 (65%)	91/94 (97%)
Assessment One - Proposed Development (Existing Baseline)			
Wentworth Apartments	160/164 (97%)	128/128 (100%)	94/94 (100%)
Assessment Two – SRF (Existing Baseline v Full SRF)			
Wentworth Apartments	164/164 (100%)	128/128 (100%)	94/94 (100%)
Assessment Three - Proposed Development (Existing Baseline v Block 1 of the Proposed Development)			
Wentworth Apartments	163/164 (99%)	128/128 (100%)	94/94 (100%)
Assessment Four - SRF (Existing Baseline v Block 1 of the SRF)			
Wentworth Apartments	164/164 (100%)	128/128 (100%)	94/94 (100%)
Assessment Five - Proposed Development (Existing Baseline v Block 2 of the Proposed Development)			
Wentworth Apartments	163/164 (99%)	128/128 (100%)	94/94 (100%)
Assessment Six - SRF (Existing Baseline v Block 2 of the SRF)			
Wentworth Apartments	164/164 (100%)	128/128 (100%)	94/94 (100%)

All of the rooms will comply with the BRE targets for NSL daylight and APSH sunlight in Assessment One. The four windows that do not meet the target criteria for VSC daylight are reduced by a minor degree of between 20-30%.

Similarly to Avro Apartments, the impact on daylight and sunlight to Wentworth Apartments is limited in all assessments undertaken and comparable with the impacts brought about by the massing anticipated by the SRF.

Considering the context of the development and limited impacts, the overall impact is considered to be negligible and acceptable.

Jacksons Warehouse



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
Baseline Compliance Levels			
Jacksons Warehouse	92/104 (89%)	57/73 (78%)	0/5 (0%)
Assessment One - Proposed Development (Existing Baseline)			
Jacksons Warehouse	44/104 (42%)	17/73 (23%)	5/5 (100%)
Assessment Two – SRF (Existing Baseline v Full SRF)			
Jacksons Warehouse	66/104 (63%)	24/73 (32%)	5/5 (100%)
Assessment Three - Proposed Development (Existing Baseline v Block 1 of the Proposed Development)			
Jacksons Warehouse	56/104 (54%)	22/73 (30%)	5/5 (100%)
Assessment Four - SRF (Existing Baseline v Block 1 of the SRF)			
Jacksons Warehouse	104/104 (100%)	51/73 (69%)	5/5 (100%)
Assessment Five - Proposed Development (Existing Baseline v Block 2 of the Proposed Development)			
Jacksons Warehouse	97/104 (93%)	70/73 (96%)	5/5 (100%)
Assessment Six - SRF (Existing Baseline v Block 2 of the SRF)			
Jacksons Warehouse	67/104 (64%)	24/73 (33%)	5/5 (100%)

All of the living rooms in Jacksons Warehouse overlooking the proposed development will meet the APSH sunlight targets in all assessment scenarios.

Assessment Five demonstrates that Block 2 of the proposed development will have a minor impact on Jacksons Warehouse in isolation.

It is difficult to draw direct comparisons between Block 1 of the SRF and Block 1 of the proposed development. This is because Block 1 of the proposed development is sited on almost the entire SRF plot, so it effectively covers the area of Blocks 1 and 2 of the SRF, whilst Block 2 of the proposed development sits slightly outside this. As such, the assessment of Block 1 of the SRF in isolation leads to improvements to the daylight received to Jacksons Warehouse as it is positioned obliquely to the building. The more appropriate comparison would be between the full SRF massing and Block 1 of the proposed development, the results for which are comparable.

The Manchester Core Strategy 2012-2027 sets out development principles for the city centre in Policy CC 6 (p60), which states the following:

"City Centre development will generally be high-density. It is a location where land should be used to its maximum efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City."

It would be very difficult for any development of scale, massing and height appropriate to the city centre to maintain the same levels of daylight currently received within the mezzanine rooms.

Notwithstanding, in order to fully understand the results in context, we have also reviewed the average retained VSC daylight levels for Jacksons Warehouse with the proposed development in place (Assessment One). Jacksons Warehouse will retain average VSC daylight levels of 23.04% with the proposed development in place, against a target of 27%, which is excellent given the dense, urban nature of the site. If the SRF were to be built out (Assessment Two), Jacksons Warehouse will retain average VSC daylight levels of 25.94%, which is comparable to the retained VSC levels with the proposed development in place.

As such, given the context of the site, emerging height and density in the locality, retained daylight levels and flexibility with which the BRE guide is intended to be used, the impact on Jacksons Warehouse is considered acceptable.

12.0 Conclusions

We have undertaken a daylight and sunlight assessment for the proposed development on Tariff Street, Manchester.

Overall, the surrounding properties will continue to exhibit appropriate levels of daylight and sunlight with the proposed development in place and, as such, the overall impact of the scheme on the surrounding residential properties is considered wholly acceptable.

Appendix 01

Principles of Daylight and Sunlight

PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice 3rd edition (2022)', guidelines and methodology for the measurement and assessment of daylight, sunlight and overshadowing.

1 BACKGROUND & CONTEXT

The quality of daylight and sunlight amenity as well as the overshadowing of open spaces is often stipulated within planning policy for protection or enhancement and a concern for adjoining owners and other interested parties.

The BRE Guidelines provide advice on site layout planning to determine the quality of daylight and sunlight both within buildings and reaching open spaces.

The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard Daylight in buildings, BS EN 17037 and the CIBSE Publication LG 10 Daylighting – a guide for designers.

Whilst the BRE Guidelines are typically referred to for daylight sunlight and overshadowing matters within the planning process, they were not intended to be used as an instrument of planning policy, nor were the figures intended to be fixedly applied to all locations.

In the introduction of 'Site Layout Planning for daylight and sunlight (2022)', section 1.6 (page 7), states that:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

Paragraph 2.2.3 (page 14) of the document states:

"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints".

The numerical criteria suggested by the BRE are therefore designed to provide industry advice/guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas. The BRE approach to creating alternative criteria is detailed within Appendix F of the Document.

Paragraph 2.2.2 (page 14) of the document states:

The BRE Guidelines state that they are:

"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed."

Although primarily designed to be used for residential properties, the BRE Guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hotels and hostels, small workshops, and some offices.

Many Local Planning Authorities consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties and areas of amenity as well as the creation of proposed dwellings and spaces with high levels of daylight and sunlight amenity.

Although Local Authorities will look to the BRE Guide to understand impacts it is their Planning Policies that will determine whether the changes in light should be a reason for refusal at planning.

It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many other conflicting and potentially more important planning and urban design matters to consider other than just the provision of ideal levels of daylight and sunlight.

The following sections extract relevant sections from the Guide.

2 EFFECTS TO DAYLIGHT

The BRE Guidelines provide two methodologies for daylight impact assessment, namely;

- 1 The Vertical Sky Component (VSC); and
- 2 The No Sky Line (NSL).

Vertical Sky Component (VSC)

The Vertical Sky Component (VSC) method is described in the Glossary of BRE Guidelines as the:

“Ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the ‘given vertical plane’ is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings”

Put simply, the VSC provides an assessment of the amount of skylight falling on a vertical plane (generally a window) directly from the sky, in the

circumstance of an overcast sky (CIE standard).

The national numerical value target “ideal” for VSC is 27%. The BRE Guidelines advise that upon implementation of a development, a window should retain a VSC value of 27% or at least 0.8 of its former value (i.e. no more than a 20% change) as per paragraph 2.2.23 of the Guide.

This form of assessment does not take account of window size, room use, room size, window number or dual aspect rooms. The assessment also assumes that all obstructions to the sky are 100% non-reflective thereby omitting the consideration of reflection and considering only the light coming directly from the sky.

The VSC calculation is undertaken in both the existing and proposed scenarios so as to make a comparison.

The image in Figure 01 depicts a Waldram Diagram which can be used to calculate the VSC. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground.

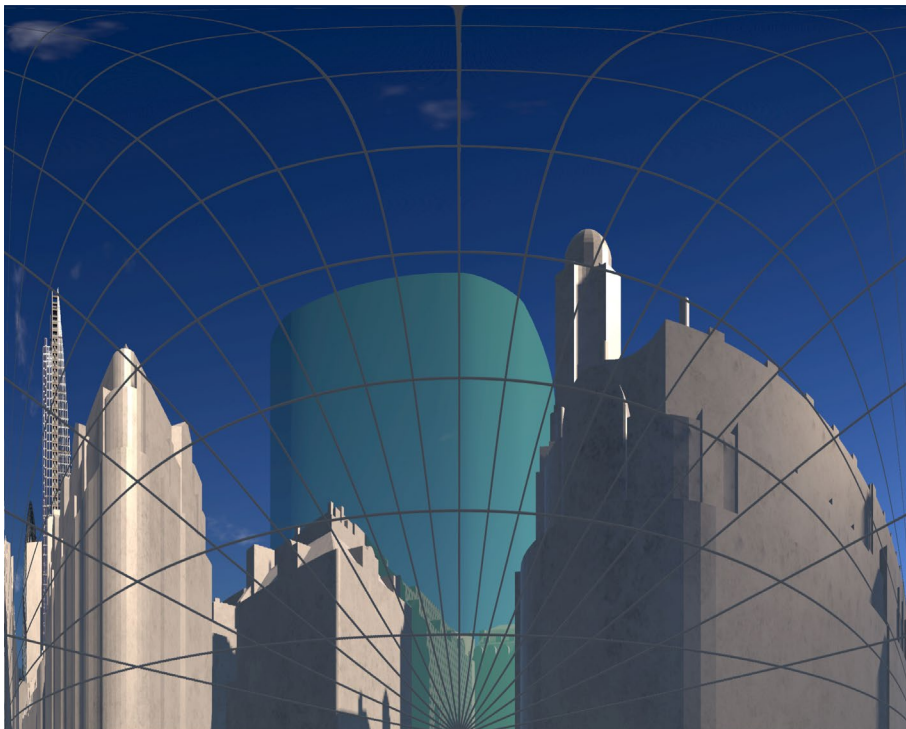


Fig. 01: Waldram diagram

No Sky Line (NSL)

In addition to the VSC, the BRE recommends the NSL method of assessment where internal layouts are known. Whilst the VSC provides information on the quantum of light reaching a window, the NSL seeks to provide information on how well this light is distributed within the room. The NSL is sometimes also referred to as 'Daylight Distribution' for this reason.

The NSL in the Glossary of the Guide as "the outline on the working plane of the area from which no sky can be seen." and so the NSL is effectively an assessment of sky visibility within a room. As stated already, the calculation is undertaken across the working plane which in accordance with paragraph 2.2.10 "in houses [...] is assumed to be horizontal and 0.85m high".

Again, both the existing and proposed positions are calculated and presented alongside any change in position of the NSL. The results can then be presented in table format or else illustrated on a contour plot if required, an example of which can be found in Figure 02 below.

The BRE Guidelines state at paragraph 2.211 that:

"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen sinks and worktops."

In accordance with the strict application of the national numerical values, therefore the change in daylight would be noticeable to the occupants should the NSL experience a loss of NSL greater than 20%.

It is relevant to note that this assessment takes the number and size of windows serving a room into account as well as the shape of the room but, being concerned only with sky visibility and the distribution of light, does not consider the quantum of light reaching the room.

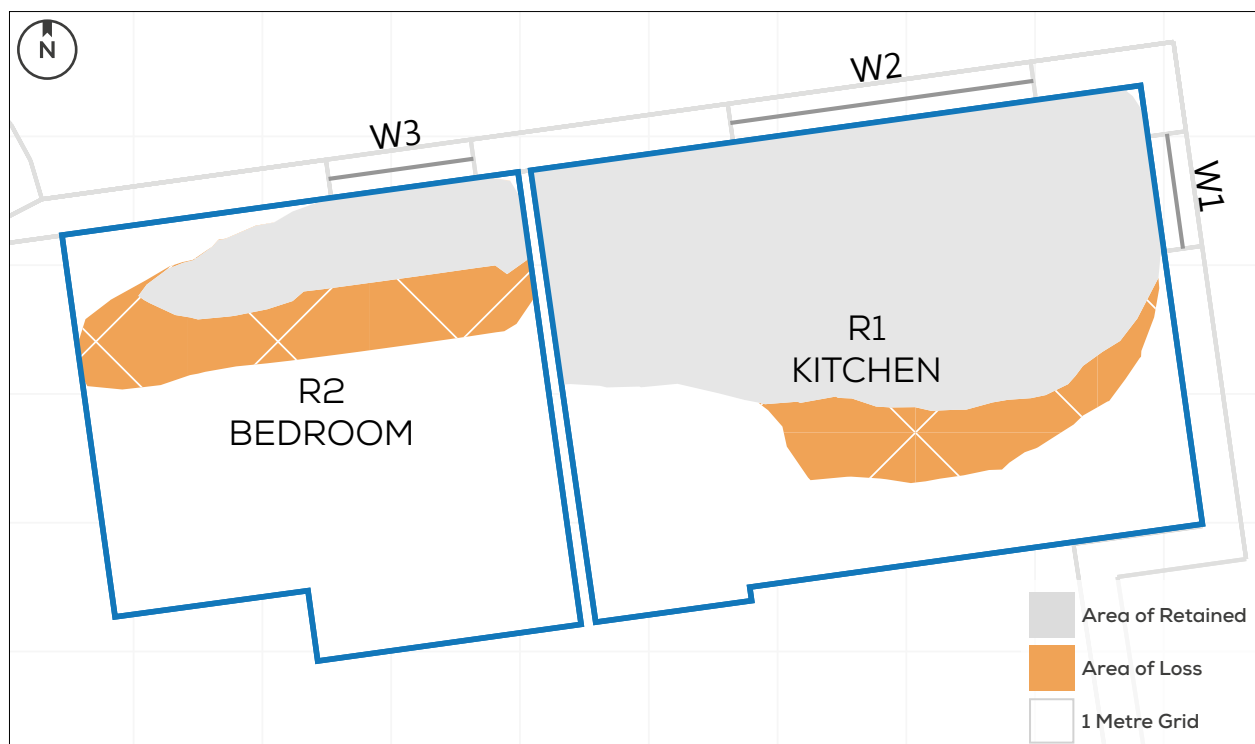


Fig. 02: Example NSL diagram

Decision Chart (Figure 20 of the BRE Guide)

The flowchart in Figure 03 illustrates the steps and criteria outlined within the BRE Guidelines to understand whether the daylighting (VSC and NSL) may be significantly affected.

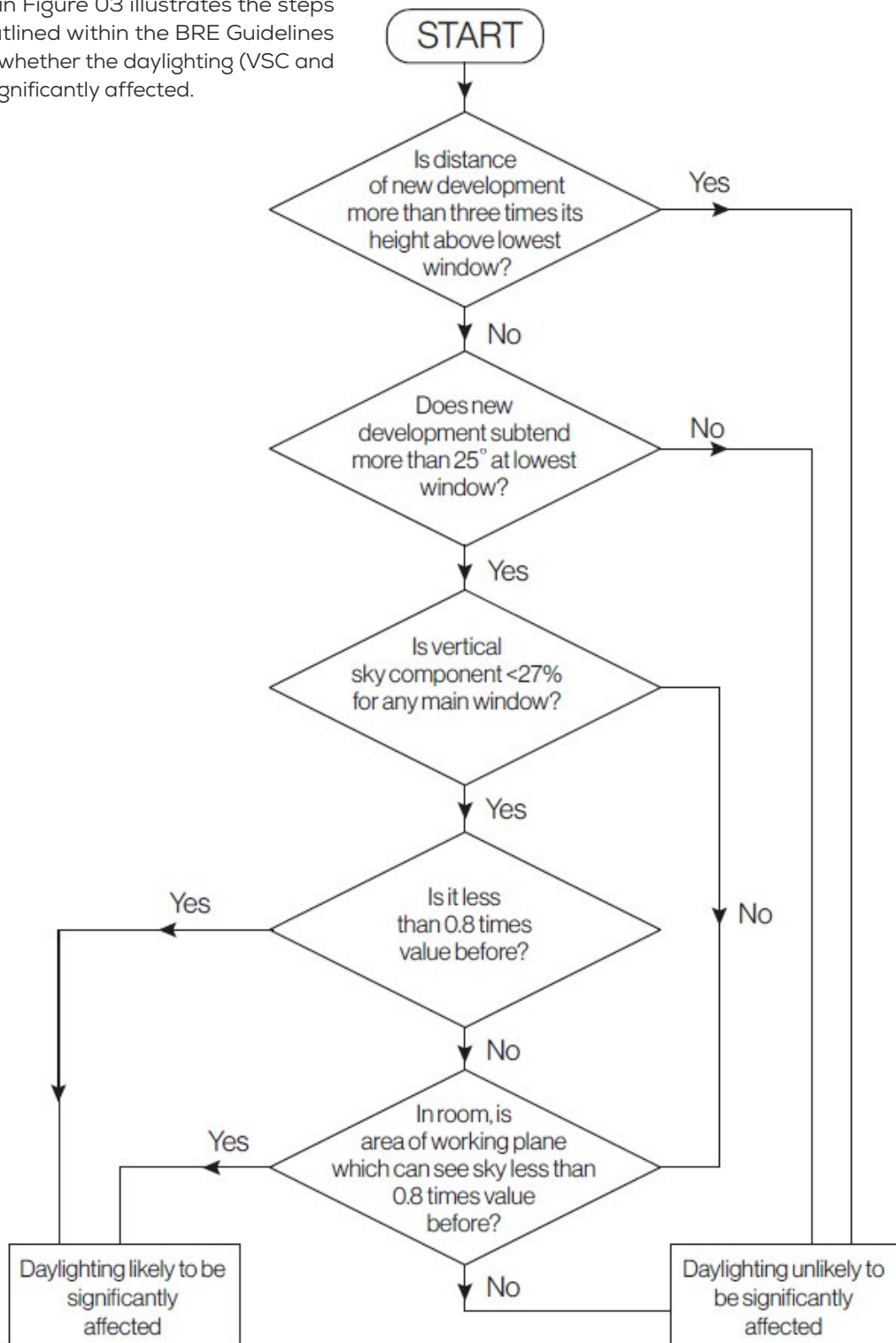


Fig. 03: BRE Decision Chart (Figure 20): diffuse daylight in existing buildings. This does not include an assessment of rights to light issues, which a developer may need to consider separately

3 EFFECTS TO SUNLIGHT

Annual Probable Sunlight Hours (APSH)

The BRE Guidance suggests that to understand sunlight impacts to a property, an assessment of Annual Probable Sunlight Hours (APSH) is undertaken. The APSH is defined in the Glossary as:

“the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)”

Expanding on the above, long-term averages were used to position 100 spots in the sky, representative of sunlight over the whole year. Correlating to the probability of the sun to shine, the majority of these (70) are at times to the six-months containing summer (from spring equinox to autumn equinox) which 30 are the ‘winter’ months from autumn equinox to spring. The APSH is calculated though calculating how many of these ‘spots’ can be seen from a location (normally a window) both overall and how many of these are during the winter months.

To understand the potential sunlight impacts therefore, all windows facing within 90 degrees of due south and overlooking the development are generally assessed for APSH.

The BRE Guidelines set out the overall methodology and criteria for the assessment of Sunlight in Chapter 3. The BRE Guidelines state in paragraph 3.2.3 and 3.2.5:

“To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.”

“A point at the centre of the window on the outside face of the window wall may be taken.”

In interpreting the results, the BRE Guidance states in summary 3.2.13 that:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March, and*
- receives less than 0.8 times its former sunlight hours during either period; and*
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.”*

The image in Figure 04 depicts the APSH sun spots overlaid on a Waldram Diagram. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground. The yellow spots indicate summer sun and the blue spots indicate winter sun.

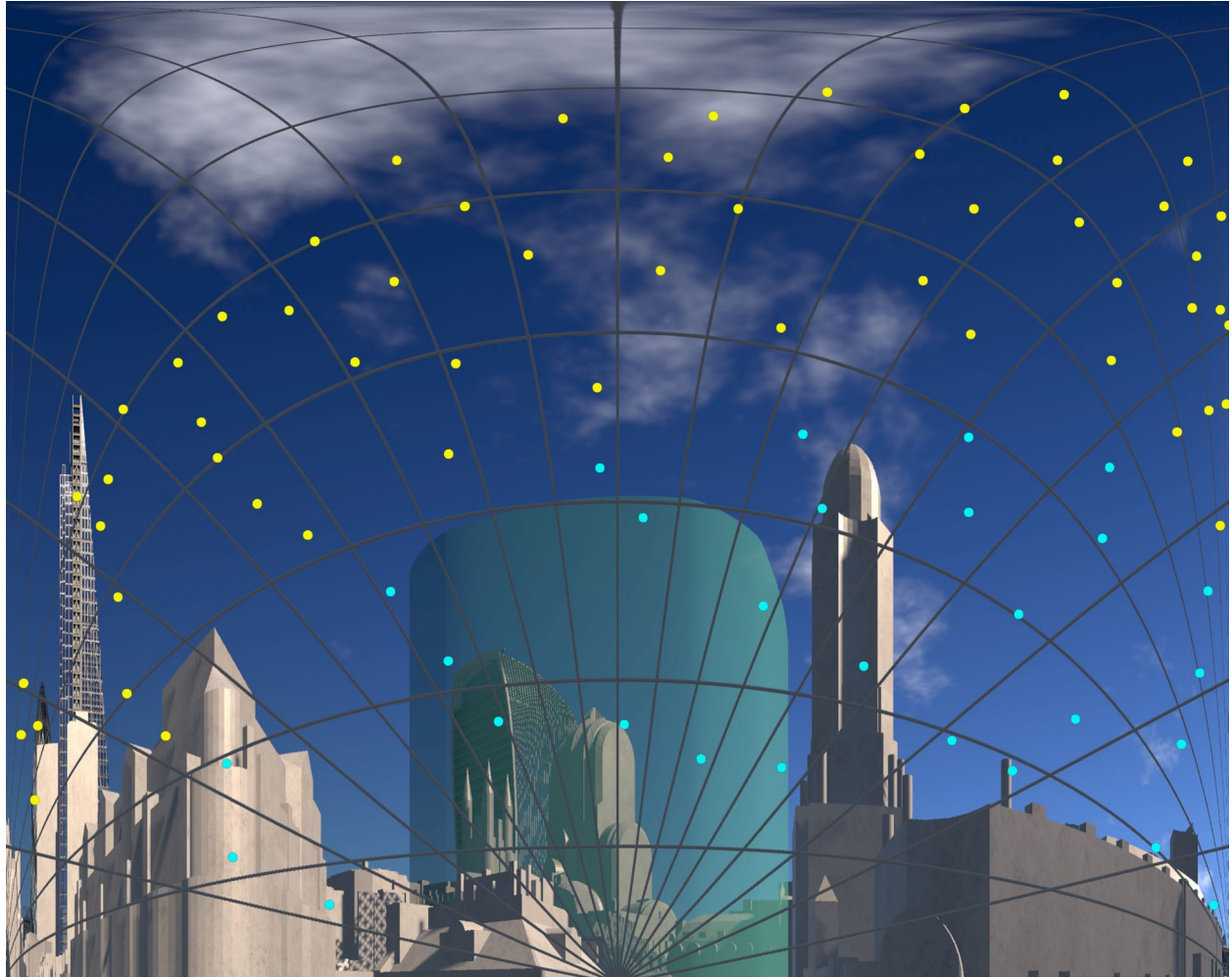


Fig. 04: Waldram diagram

4 EFFECTS TO OVERSHADOWING

The BRE guidance in respect of overshadowing of amenity spaces is set out in section 3.3.1 of the handbook. Here it states as follows:

“Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambiance of a development. It is valuable for a number of reasons, to:

- *provide attractive sunlit views (all year)*
- *make outdoor activities like sitting out and children’s play more pleasant (mainly warmer months)*
- *encourage plant growth (mainly spring and summer)*
- *dry out the ground, reducing moss and slime (mainly in colder months)*
- *melt frost, ice and snow (in winter)*
- *dry clothes (all year).”*

It must be acknowledged that in urban areas the availability of sunlight on the ground is a factor which is significantly controlled by the existing urban fabric around the site in question and so may have very little to do with the form of the development itself. Likewise, there may be many other urban design, planning and site constraints which determine and run contrary to the best form, siting and location of a proposed development in terms of availability of sun on the ground.

Sun Hours on Ground & Transient Overshadowing

The Sun Hours on Ground method of overshadowing assessment uses specialist software to determine the sunlight exposure across an area of amenity.

The BRE Guidelines suggest that the Spring Equinox (21 March), being the year’s midpoint, is a suitable date for the assessment. Paragraph 3.3.17 states:

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.”

The Transient Overshadowing study is recommended where large buildings are proposed which may affect a number of gardens or open spaces or where an area is particularly sensitive at certain times of day or year. For the purpose of this assessment, the additional shadow cast is mapped and highlighted at hourly intervals from sunrise to sunset on the following dates:

- 21 March (Spring equinox)
- 21 June (Summer solstice)
- 21 December (Winter solstice)

The BRE guidelines do not provide any suggested criteria for Transient Overshadowing, rather it is a qualitative assessment to aid understanding.

5 BRE GUIDELINES: ADDITIONAL DAYLIGHT AND SUNLIGHT TESTS

Daylight - VSC and APSH to Rooms

As outlined within the BRE Guidelines (paragraph 2.2.6), the VSC value is calculated for each window; however:

"If a room has two or more windows of equal size, the mean of their VSCs may be taken".

Where a room is served by two or more windows of the same or different sizes, the VSC value to the room can be calculated by applying an average weighting calculation to understand the VSC value to the room. The formula used is as follows;

$$\Sigma(Vn \cdot An) / \Sigma An$$

Where:

V = window VSC

A = window area

n = the number of windows

The BRE provide a methodology to calculate APSH in relation to the room and window, paragraph 3.1.12 states:

"If a room has multiple windows, the amount of sunlight received by each can be added together provided they occur at different times and sunlight hours are not double counted."

The above extract of the BRE is in relation to proposed units rather than existing buildings. It does, however, make sense to apply this methodology to existing rooms as well, when room layouts are known as a room served by multiple windows could receive the benefit of sunlight from all windows and not just one.

GIA calculate the APSH room assessment in the following way:

- 1 The sunlight hours (both winter and annual) are calculated for each window. Instead of simply returning the overall per cent pass rate, i.e. one figure for winter, and one for the whole year, the yes/no result of each of the 100 sun spots is tracked. For this accounting to work, each sun dot needs to be assigned a unique identifier, e.g. from 1 to 100;

- 2 The sets of 100 sun spots are combined for each room using Boolean logic, i.e. conjunctions of yes/no values. The outcome of this step is a set of 100 yes/no values corresponding to the 100 sun spots, but on a per-room basis. Each per-room dot is counted if it is unobstructed for at least one of its windows; and
- 3 The unobstructed sun dots for the room are summed up and expressed as a percentage of the total number of annual and winter spots.

Balconies/Overhangs

The BRE recognises that existing architectural features on neighbouring buildings such as balconies and overhangs inherently restrict the quantum of skylight to a window. The BRE Guidelines note on page 11, paragraph 2.1.17 and page 16, paragraph 2.2.13:

"This is a particular problem if there are large obstructions opposite; with the combined effect of the overhang and the obstruction, it may be impossible to see the sky from inside the room, and hence to receive any direct skylight or sunlight at all."

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and the area receiving direct skylight, for both the existing and proposed situations, without the balcony in place."

As noted by the BRE Guidelines, where there are existing overhanging features, larger reductions in skylight and sunlight may be unavoidable and alternative criteria can be used. The guidance suggests that in such situations a calculation is carried out that excludes the balcony or the obstruction.

6 DAYLIGHT - MIRROR MASSING & ADJOINING DEVELOPMENT LAND

Alternative target Values for Skylight and Sunlight Access "Mirror Massing"

The BRE Guidelines provide a calculation for the VSC and APSH analysis to quantify an appropriate alternative value based on the context of an environment. This approach is known as the 'mirror image' analysis (see Figure 05).

The BRE notes in paragraph F5:

"where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."

This analysis is used to understand the levels of Daylight (VSC) and Sunlight (APSH) that would be experienced by an extant neighbouring property if there were a building of the same height and extent opposite.

The mirror image assessment is fairly simplistic and is not, therefore, easily applied to large and complex site footprints which are not all built at equal distances from the site boundary or of the same footprint.

Adjoining Development Land

The "Adjoining Development Land" analysis provided within the BRE Guidelines is a simple test to ensure that a proposal is a reasonable distance from the boundary so as to "enable future nearby developments to enjoy a similar access to daylight." (2.3.1)

The BRE comments in paragraphs 2.3.3, 2.3.6 and 2.3.7 that:

"The diffuse daylight coming over the boundary may be quantified in the following way. As a first check, draw a section in a plane perpendicular to the boundary (Figure 21). If a road separates the two sites then the centre line of the road

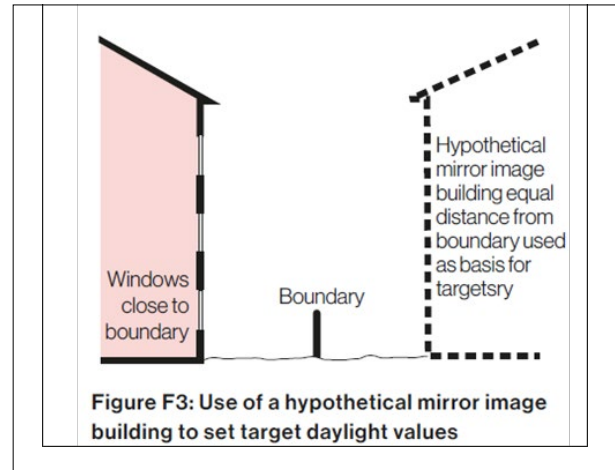


Fig. 05: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 87 Figure F3

should be taken. Measure the angle to the horizontal subtended at a point 1.6 metres above the boundary by the proposed new buildings. If this angle is less than 43° then there will normally still be the potential for good daylighting on the adjoining development site (but see Sections 2.3.6 and 2.3.7)."

"The guidelines above should not be applied too rigidly. A particularly important exception occurs when the two sites are very unequal in size and the proposed new building is larger in scale than the likely future development nearby. This is because the numerical values above are derived by assuming the future development will be exactly the same size as the proposed new building (Figure 22). If the adjoining sites for development are a lot smaller, a better approach is to make a rough prediction of where the nearest window wall of the future development may be; then to carry out the 'new building' analysis in Section 2.1 for this window wall."

"The 43° angle should not be used as a form generator, to produce a building which slopes or steps down towards the boundary. Compare Figure 23 with Figure 22 to see how this can result in a higher than anticipated obstruction to daylight. In Figure 23 the proposed building subtends 34° at its mirror image, rather than the maximum of 25° suggested here. In cases of doubt, the best approach is again to carry out a new building analysis for the most likely location of a window wall of a future development."

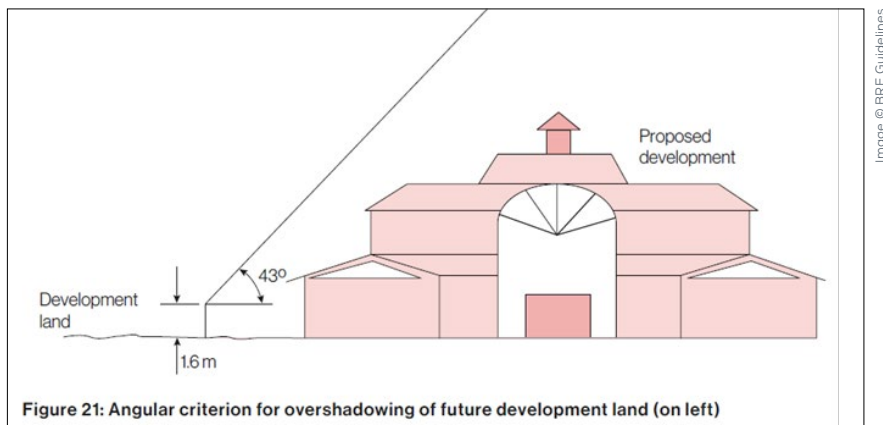


Fig. 06: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 19 Figure 21

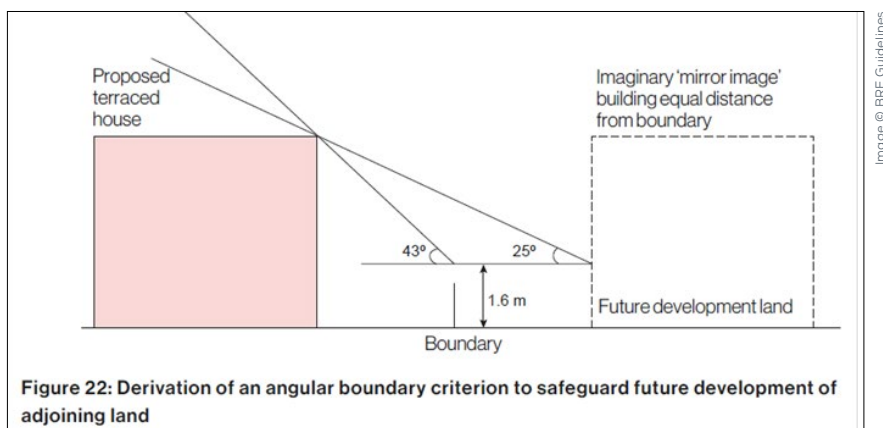


Fig. 07: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 22

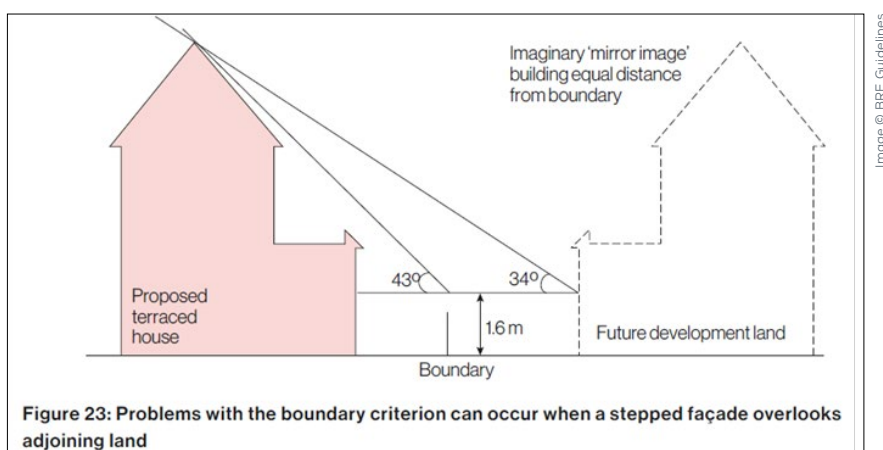


Fig. 08: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 23

As outlined above, the Adjoining Development Land analysis is predicated on ensuring that a proposal next to future development land is not negatively impacting the ability to develop in consideration of light matters.

7 PHOTOVOLTAICS

Paragraph 4.5.2 states that “where a proposed development may result in loss of radiation to existing solar panels (either photovoltaic or solar thermal), an assessment should be carried out.”

Paragraph 4.5.8 states that “Where the annual probable sunlight hours received by a solar panel with the new development in place is less than 0.90 times the value before, a more detailed calculation of the loss of solar radiation should be undertaken. This is a specialist type of assessment and expert advice should be sought. The assessment should include both direct solar and diffuse sky radiation; over a whole year, around 60% of the radiation received on a horizontal roof comes from the sky. However, reflected radiation from the ground and obstructions need not be included. The modelling should take account of the effects of cloud in reducing direct solar radiation at different times of year, and include a realistic simulation of the way that incoming solar radiation varies from different parts of the sky.”

Paragraph 4.5.9 states that “if over the whole year the ratio of total solar radiation received with the new development, to the existing value is less than the values given in Table 2, then the loss of radiation is significant.”

Table 2. Recommended minimum ratios of solar radiation received.

Slope of solar panel in degrees to horizontal	Recommended minimum ratio of radiation received after/before
0-30	0.90
30.01-59.99	0.85
60-90	0.80

Fig. 09: Table 2 from BRE Guidance Section 4, page 36

Finally, paragraph 4.5.10 notes that “numerical values given are purely advisory. Different criteria may be used based on the requirements for solar energy in an area viewed against other site layout constraints. Another important issue is whether the existing solar panels are reasonably sited, at a sensible height and distance from the boundary. A greater loss of solar radiation may be inevitable if panels are mounted close to the ground and near to the site boundary.”

9 OTHER AMENITY CONSIDERATIONS

Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- View;
- Privacy;
- Security;
- Access;
- Enclosure;
- Microclimate;
- Solar Dazzle; and
- Solar Convergence.

Appendix 02

Existing Drawings



SOURCES OF INFORMATION

IR01-20221014-Vertex
IR02-20221014-Research
IR03-20221026-LRW

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
TARIFF STREET,
MANCHESTER

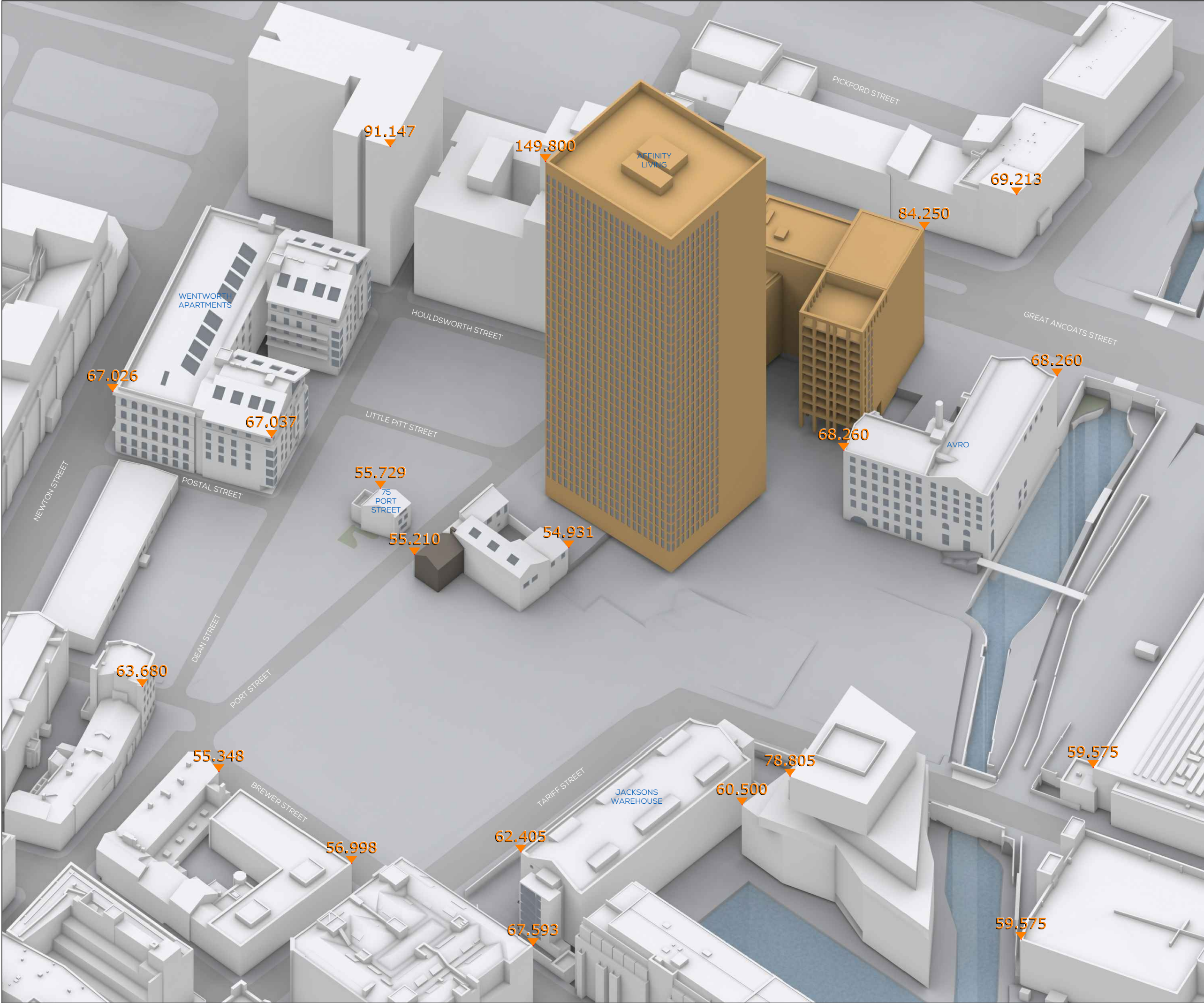
DRAWING NAME:
PLAN VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	OCT22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2258	01	01	01	-

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SOURCES OF INFORMATION

IR01-20221014-Vertex
IR02-20221014-Research
IR03-20221026-LRW

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

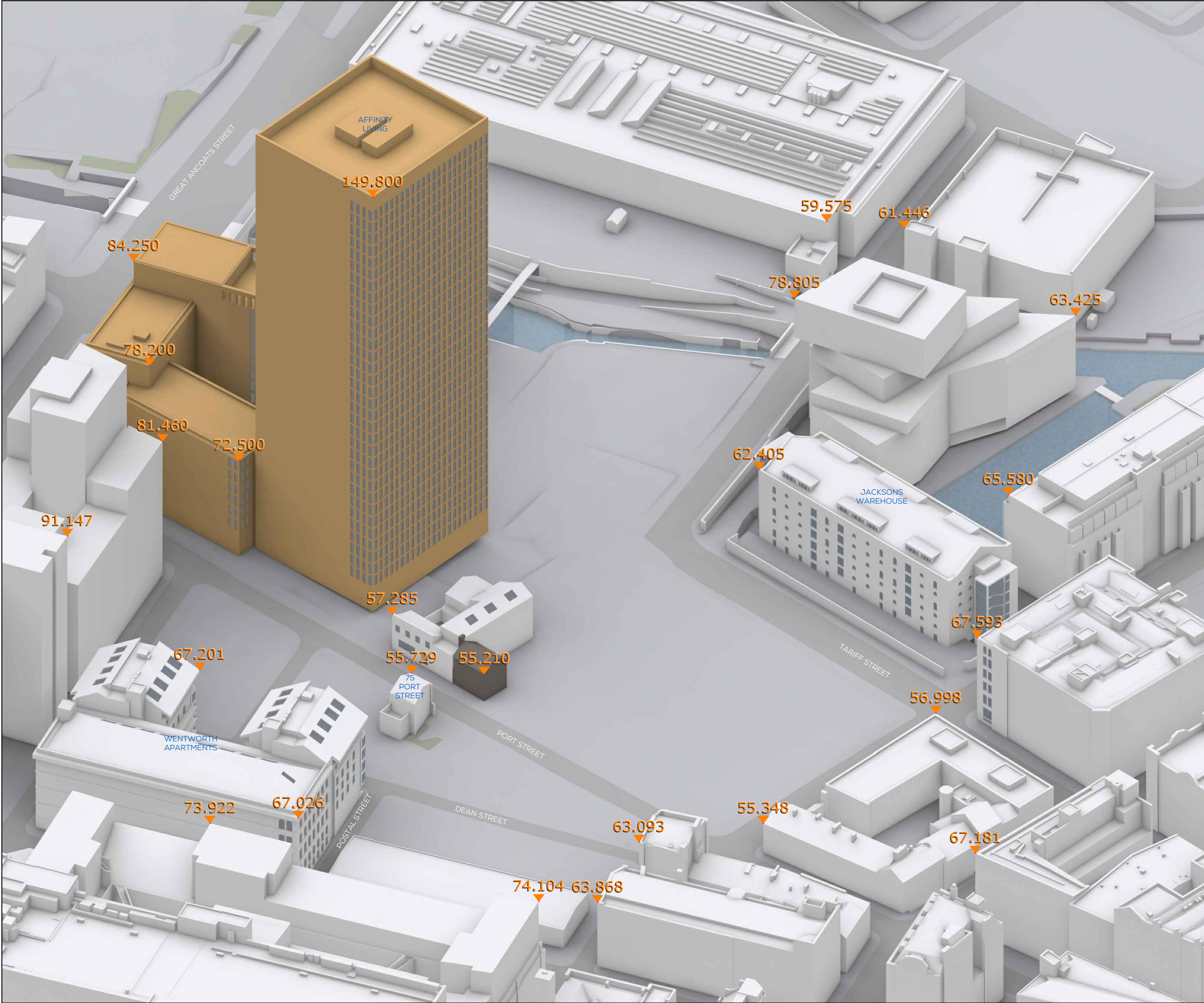
NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
CONSSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
TARIFF STREET,
MANCHESTER

DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	OCT22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2258	01	01	02	-



SOURCES OF INFORMATION

IR01-20221014-Vertex
IR02-20221014-Research
IR03-20221026-LRW

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

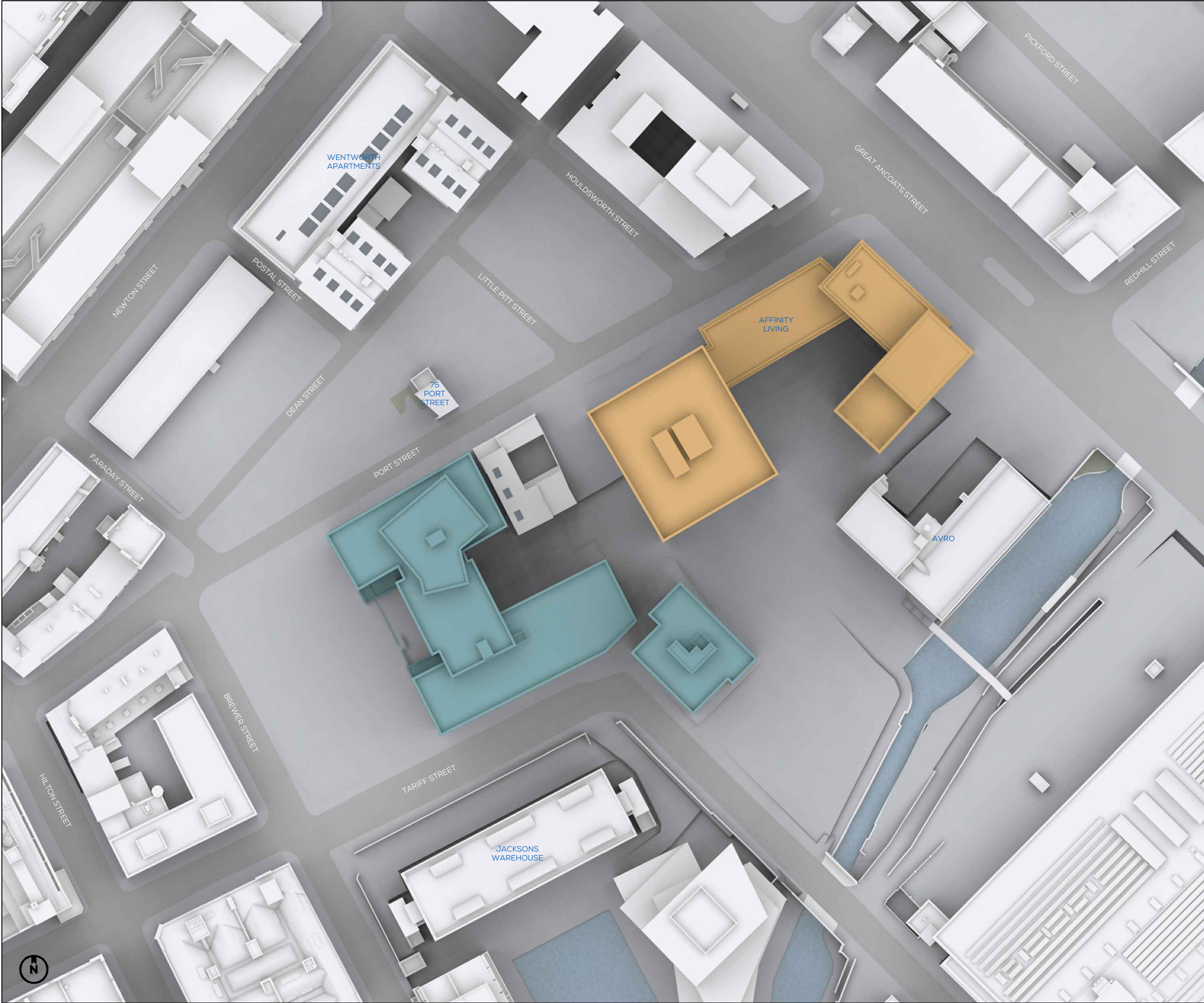
PROJECT:
TARIFF STREET,
MANCHESTER

DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	OCT22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2258	01	01	03	-

Appendix 03

Proposed Drawings



SOURCES OF INFORMATION

IR01-20221014-Vertex
IR02-20221014-Research
IR03-20221026-LRW

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
TARIFF STREET,
MANCHESTER

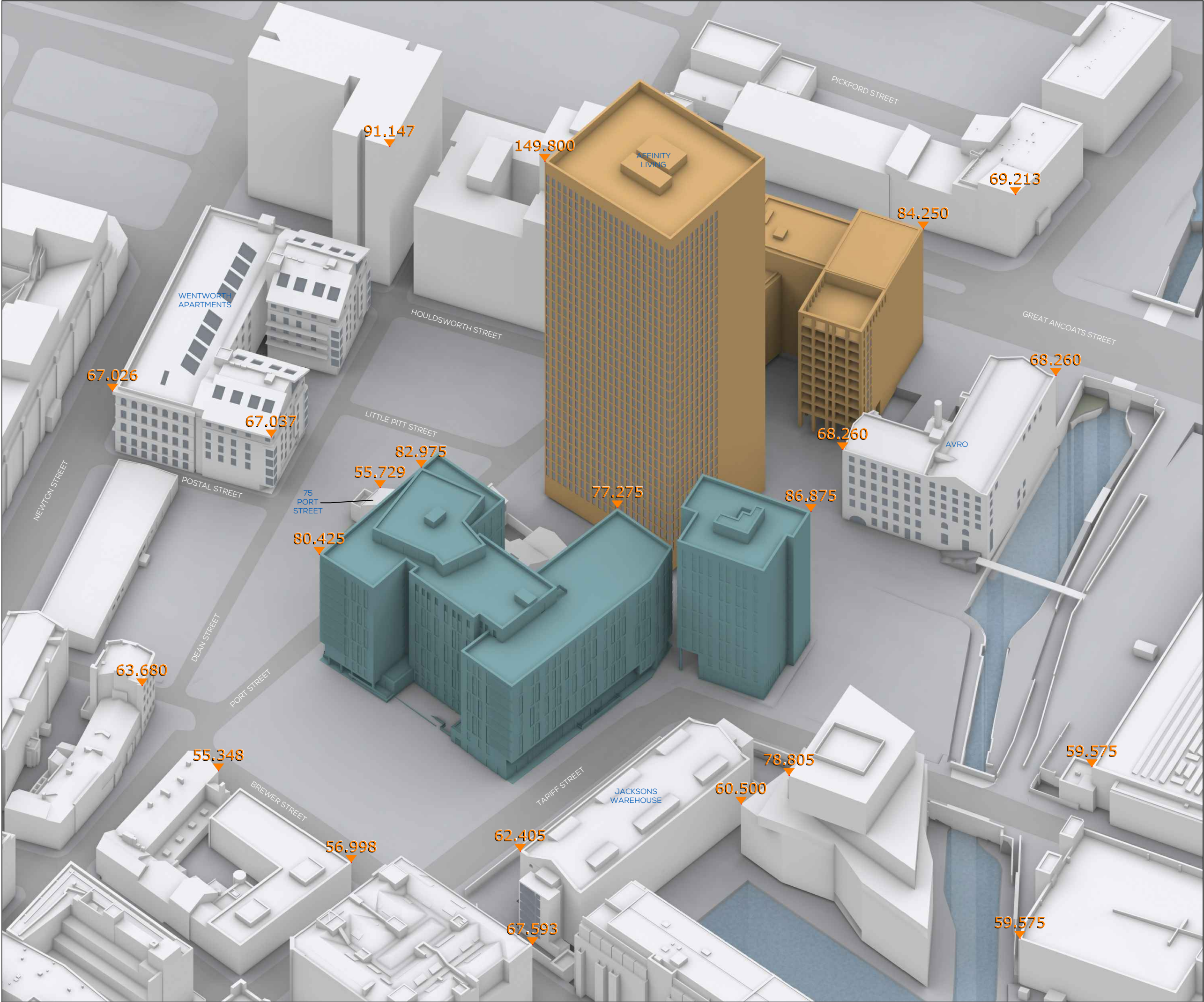
DRAWING NAME:
PLAN VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	OCT22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2258	01	01	04	-

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SOURCES OF INFORMATION

IR01-20221014-Vertex
IR02-20221014-Research
IR03-20221026-LRW

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

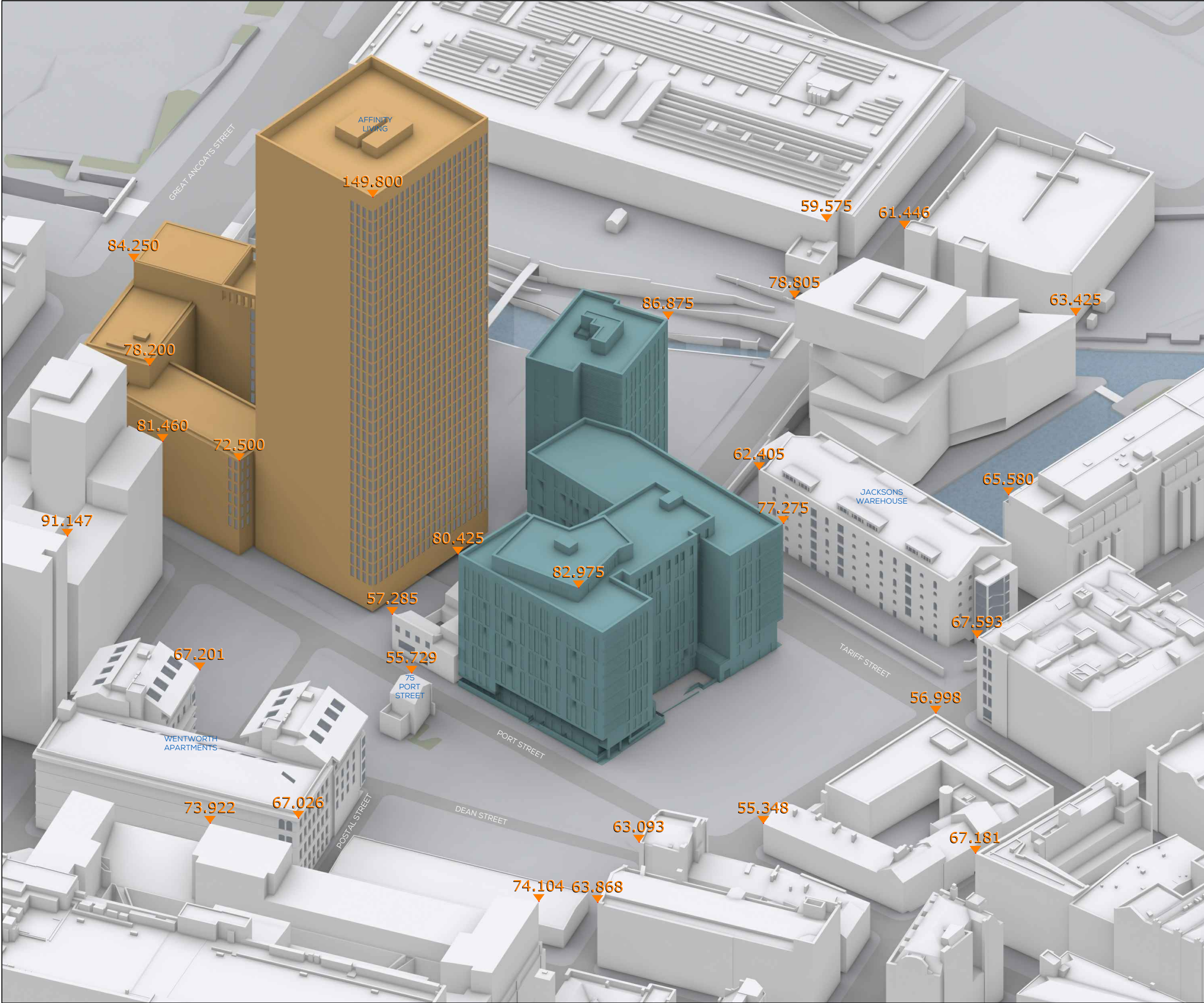
NOTES:
PROPOSED SCHEME SHOWN IN TEAL
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
TARIFF STREET,
MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	OCT22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2258	01	01	05	-



SOURCES OF INFORMATION

IR01-20221014-Vertex
IR02-20221014-Research
IR03-20221026-LRW

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
TARIFF STREET,
MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	OCT22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2258	01	01	06	-

Appendix 04

Results and Window Maps

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS	
		TYPE	USE	%	%	%	%	CRITERIA	%		%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
WENTWORTH APARTMENTS																						
F01	R1	RESIDENTIAL	UNKNOWN	W1/F01	6.1	6.1	0	0.0%	YES	54.8	54.8	0.0	0.0%	YES	52	21	44	13	15.4%	38.1%	YES	
			UNKNOWN	W2/F01	24.5	22.4	2.1	8.6%	YES													
	R2	RESIDENTIAL	UNKNOWN	W3/F01	23.6	21.4	2.2	9.3%	YES	97	97	0.0	0.0%	YES	54	21	46	13	14.8%	38.1%	YES	
			UNKNOWN	W4/F01	27.5	25.1	2.4	8.7%	YES													
	R3	RESIDENTIAL	UNKNOWN	W5/F01	28.6	26	2.6	9.1%	YES	97.8	97.7	0.0	0.0%	YES	53	22	44	13	17.0%	40.9%	YES	
			UNKNOWN	W6/F01	25	22.9	2.1	8.4%	YES													
	R4	RESIDENTIAL	UNKNOWN	W7/F01	31.1	28	3.1	10.0%	YES	100	100	0.0	0.0%	YES	68	23	62	17	8.8%	26.1%	YES	
			UNKNOWN	W8/F01	24.4	21	3.4	13.9%	YES													
	R5	RESIDENTIAL	UNKNOWN	W9/F01	18.5	18.5	0	0.0%	YES	98.2	98.2	0.0	0.0%	YES	67	23	56	12	16.4%	47.8%	YES	
			UNKNOWN	W10/F01	34.1	29.3	4.8	14.1%	YES													
	R6	COMMERCIAL	UNKNOWN	W11/F01	30.5	25.3	5.2	17.0%	YES	98.5	98.5	0.0	0.0%	YES	65	23	54	12	16.9%	47.8%	YES	
			UNKNOWN	W12/F01	34.1	28.4	5.7	16.7%	YES													
	R7	RESIDENTIAL	UNKNOWN	W13/F01	34.2	28	6.2	18.1%	YES	98.4	98.4	0.0	0.0%	YES	62	21	50	9	19.4%	57.1%	YES	
			UNKNOWN	W14/F01	29.7	23.2	6.5	21.9%	NO													
	R8	RESIDENTIAL	UNKNOWN	W15/F01	34.7	27.1	7.6	21.9%	YES	100	86	2.2	14.0%	YES	90	25	74	10	17.8%	60.0%	YES	
			UNKNOWN	W16/F01	34.5	30.1	4.4	12.8%	YES													
F02	R1	RESIDENTIAL	UNKNOWN	W1/F02	9.1	9.1	0	0.0%	YES	16.7	16.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	UNKNOWN	W2/F02	8.3	8.3	0	0.0%	YES	14.1	14.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	UNKNOWN	W3/F02	7.3	7.3	0	0.0%	YES	14.3	14.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	UNKNOWN	W4/F02	6.5	6.5	0	0.0%	YES	11.1	11.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	UNKNOWN	W5/F02	6.7	6.7	0	0.0%	YES	69.7	69.7	0.0	0.0%	YES	52	21	46	15	11.5%	28.6%	YES	
			UNKNOWN	W6/F02	25.4	23.5	1.9	7.5%	YES													
	R6	RESIDENTIAL	UNKNOWN	W7/F02	27.5	25.4	2.1	7.6%	YES	91.6	91.5	0.0	0.0%	YES	55	22	48	15	12.7%	31.8%	YES	
	R7	RESIDENTIAL	UNKNOWN	W8/F02	28.3	26	2.3	8.1%	YES	95.3	95.3	0.0	0.0%	YES	55	21	48	14	12.7%	33.3%	YES	
	R8	RESIDENTIAL	UNKNOWN	W9/F02	29.2	26.8	2.4	8.2%	YES	92.6	92.6	0.0	0.0%	YES	52	21	45	14	13.5%	33.3%	YES	
	R9	RESIDENTIAL	UNKNOWN	W10/F02	30.8	28.2	2.6	8.4%	YES	90.7	90.7	0.0	0.0%	YES	57	22	50	15	12.3%	31.8%	YES	
	R10	RESIDENTIAL	UNKNOWN	W11/F02	32	29	3	9.4%	YES	100	100	0.0	0.0%	YES	73	23	67	17	8.2%	26.1%	YES	
			UNKNOWN	W12/F02	26.5	23.3	3.2	12.1%	YES													
	R11	RESIDENTIAL	UNKNOWN	W13/F02	13.4	10.5	2.9	21.6%	NO	69.1	69.1	0.0	0.0%	YES	34	17	29	12	14.7%	29.4%	YES	
	R12	RESIDENTIAL	UNKNOWN	W14/F02	11.2	8.7	2.5	22.3%	NO	46.2	44.7	0.2	3.1%	YES	29	13	24	8	17.2%	38.5%	YES	
	R13	RESIDENTIAL	UNKNOWN	W15/F02	9.4	7.5	1.9	20.2%	NO	37.6	37.4	0.0	0.5%	YES	24	11	21	8	12.5%	27.3%	YES	
WENTWORTH APARTMENTS (CONTINUED)																						

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX		PR.		LOSS %		MEETS
		TYPE	USE	%	%		%	CRITERIA	%		%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
	R14	RESIDENTIAL	UNKNOWN	W16/F02	7.7	6.3	1.4	18.2%	YES	29	29	0.0	0.0%	YES	16	7	15	6	6.3%	14.3%	YES
	R15	RESIDENTIAL	UNKNOWN	W17/F02	5.7	5.7	0	0.0%	YES	21.8	21.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	UNKNOWN	W18/F02	6.7	6.7	0	0.0%	YES	27.5	27.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	UNKNOWN	W19/F02	7.8	7.8	0	0.0%	YES	35	35	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	UNKNOWN	W20/F02	9.1	9.1	0	0.0%	YES	50	50	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R19	RESIDENTIAL	UNKNOWN	W21/F02	20.7	20.7	0	0.0%	YES	99.8	99.8	0.0	0.0%	YES	68	24	58	14	14.7%	41.7%	YES
			UNKNOWN	W22/F02	35	30.3	4.7	13.4%	YES												
	R20	RESIDENTIAL	UNKNOWN	W23/F02	35.3	30.1	5.2	14.7%	YES	98.1	94.1	0.6	4.2%	YES	68	23	58	13	14.7%	43.5%	YES
	R21	RESIDENTIAL	UNKNOWN	W24/F02	35	29.4	5.6	16.0%	YES	98.4	94.7	0.5	3.8%	YES	64	22	54	12	15.6%	45.5%	YES
	R22	RESIDENTIAL	UNKNOWN	W25/F02	35	28.9	6.1	17.4%	YES	98.4	95.6	0.4	2.9%	YES	62	21	53	12	14.5%	42.9%	YES
	R23	RESIDENTIAL	UNKNOWN	W26/F02	35.7	29.1	6.6	18.5%	YES	98.1	92.2	0.8	6.1%	YES	66	23	54	11	18.2%	52.2%	YES
	R24	RESIDENTIAL	UNKNOWN	W27/F02	35.9	28.4	7.5	20.9%	YES	100	83.2	1.9	16.8%	YES	92	26	78	12	15.2%	53.8%	YES
			UNKNOWN	W28/F02	35.4	31.3	4.1	11.6%	YES												
	R25	RESIDENTIAL	UNKNOWN	W29/F02	35.1	31.8	3.3	9.4%	YES	98.9	98.8	0.0	0.1%	YES	72	24	63	15	12.5%	37.5%	YES
	R26	RESIDENTIAL	UNKNOWN	W30/F02	34.9	32.1	2.8	8.0%	YES	98.7	98.7	0.0	0.0%	YES	71	24	63	16	11.3%	33.3%	YES
	R27	RESIDENTIAL	UNKNOWN	W31/F02	34.8	32.4	2.4	6.9%	YES	98.7	98.6	0.0	0.0%	YES	69	23	63	17	8.7%	26.1%	YES
	R28	RESIDENTIAL	UNKNOWN	W32/F02	34.6	32.5	2.1	6.1%	YES	99.4	99.4	0.0	0.0%	YES	69	23	63	17	8.7%	26.1%	YES
F03	R1	RESIDENTIAL	UNKNOWN	W1/F03	9.6	9.6	0	0.0%	YES	18.7	18.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	W2/F03	8.8	8.8	0	0.0%	YES	16.8	16.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	W3/F03	7.7	7.7	0	0.0%	YES	16.7	16.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN	W4/F03	7	7	0	0.0%	YES	14.4	14.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	UNKNOWN	W5/F03	7.5	7.5	0	0.0%	YES	72.8	72.8	0.0	0.0%	YES	54	22	50	18	7.4%	18.2%	YES
			UNKNOWN	W6/F03	26.5	24.7	1.8	6.8%	YES												
	R6	RESIDENTIAL	UNKNOWN	W7/F03	28.5	26.6	1.9	6.7%	YES	93.2	93.2	0.0	0.0%	YES	56	23	52	19	7.1%	17.4%	YES
	R7	RESIDENTIAL	UNKNOWN	W8/F03	29.3	27.2	2.1	7.2%	YES	97.4	97.4	0.0	0.0%	YES	56	22	51	17	8.9%	22.7%	YES
	R8	RESIDENTIAL	UNKNOWN	W9/F03	30.1	27.9	2.2	7.3%	YES	95	95	0.0	0.0%	YES	53	22	48	17	9.4%	22.7%	YES
	R9	RESIDENTIAL	UNKNOWN	W10/F03	31.7	29.3	2.4	7.6%	YES	93.3	93.3	0.0	0.0%	YES	57	22	52	17	8.8%	22.7%	YES
	R10	RESIDENTIAL	UNKNOWN	W11/F03	32.8	30.1	2.7	8.2%	YES	100	100	0.0	0.0%	YES	78	23	74	19	5.1%	17.4%	YES
			UNKNOWN	W12/F03	29	26.1	2.9	10.0%	YES												
	R11	RESIDENTIAL	UNKNOWN	W13/F03	16.3	13.8	2.5	15.3%	YES	76.9	76.9	0.0	0.0%	YES	36	17	33	14	8.3%	17.6%	YES
	R12	RESIDENTIAL	UNKNOWN	W14/F03	14.3	12.1	2.2	15.4%	YES	61.5	61.1	0.0	0.6%	YES	32	13	29	10	9.4%	23.1%	YES
WENTWORTH APARTMENTS (CONTINUED)																					
	R13	RESIDENTIAL	UNKNOWN	W15/F03	12.5	10.7	1.8	14.4%	YES	57.6	57.5	0.0	0.1%	YES	30	13	27	10	10.0%	23.1%	YES

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE	%	%	%	%	CRITERIA	%		%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
	R14	RESIDENTIAL	UNKNOWN	W16/F03	10.4	9.1	1.3	12.5%	YES	51.9	51.9	0.0	0.0%	YES	23	10	21	8	8.7%	20.0%	YES
	R15	RESIDENTIAL	UNKNOWN	W17/F03	7.7	7.7	0	0.0%	YES	35.4	35.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	UNKNOWN	W18/F03	9.2	9.2	0	0.0%	YES	42.9	42.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	UNKNOWN	W19/F03	10.5	10.5	0	0.0%	YES	53	53	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	UNKNOWN	W20/F03	11.9	11.9	0	0.0%	YES	61.1	61.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R19	RESIDENTIAL	UNKNOWN	W21/F03	23.3	23.3	0	0.0%	YES	99.8	99.8	0.0	0.0%	YES	69	25	60	16	13.0%	36.0%	YES
			UNKNOWN	W22/F03	35.7	31.4	4.3	12.0%	YES												
	R20	RESIDENTIAL	UNKNOWN	W23/F03	36	31.2	4.8	13.3%	YES	98.2	97.1	0.1	11%	YES	69	24	61	16	11.6%	33.3%	YES
	R21	RESIDENTIAL	UNKNOWN	W24/F03	35.7	30.5	5.2	14.6%	YES	98.4	97.9	0.1	0.6%	YES	65	23	56	14	13.8%	39.1%	YES
	R22	RESIDENTIAL	UNKNOWN	W25/F03	35.7	30	5.7	16.0%	YES	98.4	98.3	0.0	0.1%	YES	62	21	53	12	14.5%	42.9%	YES
	R23	RESIDENTIAL	UNKNOWN	W26/F03	36.5	30.2	6.3	17.3%	YES	98.2	96.1	0.3	2.1%	YES	67	24	56	13	16.4%	45.8%	YES
	R24	RESIDENTIAL	UNKNOWN	W27/F03	36.8	29.7	7.1	19.3%	YES	100	86.3	1.5	13.7%	YES	95	29	82	16	13.7%	44.8%	YES
			UNKNOWN	W28/F03	36.2	32.4	3.8	10.5%	YES												
	R25	RESIDENTIAL	UNKNOWN	W29/F03	35.9	32.9	3	8.4%	YES	98.9	98.9	0.0	0.0%	YES	73	24	66	17	9.6%	29.2%	YES
	R26	RESIDENTIAL	UNKNOWN	W30/F03	35.8	33.2	2.6	7.3%	YES	98.7	98.7	0.0	0.0%	YES	72	24	66	18	8.3%	25.0%	YES
	R27	RESIDENTIAL	UNKNOWN	W31/F03	35.7	33.4	2.3	6.4%	YES	98.7	98.7	0.0	0.0%	YES	72	24	66	18	8.3%	25.0%	YES
	R28	RESIDENTIAL	UNKNOWN	W32/F03	35.6	33.6	2	5.6%	YES	99.4	99.4	0.0	0.0%	YES	71	24	65	18	8.5%	25.0%	YES
F04	R1	RESIDENTIAL	UNKNOWN	W1/F04	10	10	0	0.0%	YES	19.5	19.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	W2/F04	9.1	9.1	0	0.0%	YES	18.1	18.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	W3/F04	8	8	0	0.0%	YES	18.1	18.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN	W4/F04	7.4	7.4	0	0.0%	YES	17.7	17.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	UNKNOWN	W5/F04	8.4	8.4	0	0.0%	YES	76.9	76.9	0.0	0.0%	YES	55	22	52	19	5.5%	13.6%	YES
			UNKNOWN	W6/F04	27.7	26.1	1.6	5.8%	YES												
	R6	RESIDENTIAL	UNKNOWN	W7/F04	29.7	27.9	1.8	6.1%	YES	94.8	94.8	0.0	0.0%	YES	57	23	55	21	3.5%	8.7%	YES
	R7	RESIDENTIAL	UNKNOWN	W8/F04	30.4	28.5	1.9	6.2%	YES	98	98	0.0	0.0%	YES	56	22	52	18	7.1%	18.2%	YES
	R8	RESIDENTIAL	UNKNOWN	W9/F04	31.2	29.2	2	6.4%	YES	96.8	96.8	0.0	0.0%	YES	55	22	51	18	7.3%	18.2%	YES
	R9	RESIDENTIAL	UNKNOWN	W10/F04	32.6	30.5	2.1	6.4%	YES	95.1	95.1	0.0	0.0%	YES	57	22	53	18	7.0%	18.2%	YES
	R10	RESIDENTIAL	UNKNOWN	W11/F04	33.7	31.3	2.4	7.1%	YES	100	100	0.0	0.0%	YES	82	24	79	21	3.7%	12.5%	YES
			UNKNOWN	W12/F04	32	29.4	2.6	8.1%	YES												
	R11	RESIDENTIAL	UNKNOWN	W13/F04	29.7	27.4	2.3	7.7%	YES	85.5	85.5	0.0	0.0%	YES	64	19	62	17	3.1%	10.5%	YES
WENTWORTH APARTMENTS (CONTINUED)																					
	R12	RESIDENTIAL	UNKNOWN	W14/F04	28.3	26.3	2	7.1%	YES	75.5	75.5	0.0	0.1%	YES	59	18	57	16	3.4%	11.1%	YES
	R13	RESIDENTIAL	UNKNOWN	W15/F04	26.4	24.7	1.7	6.4%	YES	76.7	76.7	0.0	0.0%	YES	58	19	55	16	5.2%	15.8%	YES

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)					NSL					APSH (ROOM)						
					EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
					%	%	%	%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
	R14	RESIDENTIAL	UNKNOWN	W16/F04	23	21.8	1.2	5.2%	YES	82.8	82.8	0.0	0.0%	YES	50	16	49	15	2.0%	6.3%	YES
	R15	RESIDENTIAL	UNKNOWN	W17/F04	18.9	18.9	0	0.0%	YES	53.7	53.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	UNKNOWN	W18/F04	22.2	22.2	0	0.0%	YES	63.4	63.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	UNKNOWN	W19/F04	24.1	24.1	0	0.0%	YES	66.5	66.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	UNKNOWN	W20/F04	25	25	0	0.0%	YES	68.6	68.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R19	RESIDENTIAL	UNKNOWN	W21/F04	26.3	26.3	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	69	25	62	18	10.1%	28.0%	YES
			UNKNOWN	W22/F04	36.3	32.4	3.9	10.7%	YES												
	R20	RESIDENTIAL	UNKNOWN	W23/F04	36.6	32.3	4.3	11.7%	YES	98.1	97.9	0.0	0.3%	YES	70	24	63	17	10.0%	29.2%	YES
	R21	RESIDENTIAL	UNKNOWN	W24/F04	36.3	31.6	4.7	12.9%	YES	98.4	98.3	0.0	0.1%	YES	66	23	59	16	10.6%	30.4%	YES
	R22	RESIDENTIAL	UNKNOWN	W25/F04	36.4	31.2	5.2	14.3%	YES	98.4	98.4	0.0	0.0%	YES	62	21	55	14	11.3%	33.3%	YES
	R23	RESIDENTIAL	UNKNOWN	W26/F04	37.1	31.4	5.7	15.4%	YES	98.2	97	0.2	1.2%	YES	70	24	61	15	12.9%	37.5%	YES
	R24	RESIDENTIAL	UNKNOWN	W27/F04	37.4	30.9	6.5	17.4%	YES	100	88.3	1.3	11.7%	YES	96	29	86	19	10.4%	34.5%	YES
			UNKNOWN	W28/F04	36.8	33.4	3.4	9.2%	YES												
	R25	RESIDENTIAL	UNKNOWN	W29/F04	36.2	33.6	2.6	7.2%	YES	98.9	98.9	0.0	0.0%	YES	73	25	66	18	9.6%	28.0%	YES
	R26	RESIDENTIAL	UNKNOWN	W30/F04	36.2	33.9	2.3	6.4%	YES	98.7	98.7	0.0	0.0%	YES	73	25	67	19	8.2%	24.0%	YES
	R27	RESIDENTIAL	UNKNOWN	W31/F04	36.1	34.2	1.9	5.3%	YES	98.7	98.7	0.0	0.0%	YES	72	25	66	19	8.3%	24.0%	YES
	R28	RESIDENTIAL	UNKNOWN	W32/F04	36.2	34.5	1.7	4.7%	YES	99.4	99.4	0.0	0.0%	YES	72	25	68	21	5.6%	16.0%	YES
F05	R1	RESIDENTIAL	UNKNOWN	W1/F05	7.5	7.5	0	0.0%	YES	22.6	22.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	W2/F05	5.7	5.7	0	0.0%	YES	19.7	19.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	W3/F05	4.7	4.7	0	0.0%	YES	19.5	19.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN	W4/F05	4.4	4.4	0	0.0%	YES	22.8	22.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	UNKNOWN	W5/F05	6.2	6.2	0	0.0%	YES	87.3	87.3	0.0	0.0%	YES	55	22	55	22	0.0%	0.0%	YES
			UNKNOWN	W6/F05	29.3	27.9	1.4	4.8%	YES												
	R6	RESIDENTIAL	UNKNOWN	W7/F05	30.9	29.4	1.5	4.9%	YES	95	95	0.0	0.0%	YES	57	22	56	21	1.8%	4.5%	YES
	R7	RESIDENTIAL	UNKNOWN	W8/F05	32.1	30.5	1.6	5.0%	YES	98.4	98.4	0.0	0.0%	YES	55	22	54	21	1.8%	4.5%	YES
	R8	RESIDENTIAL	UNKNOWN	W9/F05	32.9	31.2	1.7	5.2%	YES	98.4	98.4	0.0	0.0%	YES	57	23	56	22	1.8%	4.3%	YES
	R9	RESIDENTIAL	UNKNOWN	W10/F05	33.4	31.6	1.8	5.4%	YES	97.3	97.3	0.0	0.0%	YES	59	23	58	22	1.7%	4.3%	YES
	R10	RESIDENTIAL	UNKNOWN	W11/F05	33.6	31.6	2	6.0%	YES	99.9	99.9	0.0	0.0%	YES	84	26	82	24	2.4%	7.7%	YES
			UNKNOWN	W12/F05	27.6	25.5	2.1	7.6%	YES												
WENTWORTH APARTMENTS (CONTINUED)																					
	R11	RESIDENTIAL	UNKNOWN	W13/F05	26.4	24.4	2	7.6%	YES	92.7	92.7	0.0	0.0%	YES	56	21	54	19	3.6%	9.5%	YES
	R12	RESIDENTIAL	UNKNOWN	W14/F05	25.6	23.8	1.8	7.0%	YES	92.6	92.6	0.0	0.0%	YES	54	19	53	18	1.9%	5.3%	YES
	R13	RESIDENTIAL	UNKNOWN	W15/F05	25	23.6	1.4	5.6%	YES	92.7	92.7	0.0	0.0%	YES	55	20	55	20	0.0%	0.0%	YES

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
	R14	RESIDENTIAL	UNKNOWN	W16/F05	25.6	24.4	1.2	4.7%	YES	93.7	93.7	0.0	0.0%	YES	50	19	49	18	2.0%	5.3%	YES
	R15	RESIDENTIAL	UNKNOWN	W17/F05	20.3	20.3	0	0.0%	YES	72.5	72.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	UNKNOWN	W18/F05	20.5	20.5	0	0.0%	YES	75.2	75.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	UNKNOWN	W19/F05	21	21	0	0.0%	YES	77.1	77.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	UNKNOWN	W20/F05	21.4	21.4	0	0.0%	YES	84.3	84.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R19	RESIDENTIAL	UNKNOWN	W21/F05	21.9	21.9	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	67	25	62	20	7.5%	20.0%	YES
			UNKNOWN	W22/F05	36	32.6	3.4	9.4%	YES												
	R20	RESIDENTIAL	UNKNOWN	W23/F05	36.8	33.1	3.7	10.1%	YES	97.8	97.8	0.0	0.0%	YES	68	25	63	20	7.4%	20.0%	YES
	R21	RESIDENTIAL	UNKNOWN	W24/F05	37.3	33.2	4.1	11.0%	YES	98.3	98.3	0.0	0.0%	YES	68	25	62	19	8.8%	24.0%	YES
	R22	RESIDENTIAL	UNKNOWN	W25/F05	37.5	33	4.5	12.0%	YES	98.5	98.5	0.0	0.0%	YES	68	25	61	18	10.3%	28.0%	YES
	R23	RESIDENTIAL	UNKNOWN	W26/F05	37.5	32.6	4.9	13.1%	YES	97.8	97.1	0.1	0.7%	YES	68	25	60	17	11.8%	32.0%	YES
	R24	RESIDENTIAL	UNKNOWN	W27/F05	37.6	32.2	5.4	14.4%	YES	99.9	95.8	0.4	4.1%	YES	97	29	90	22	7.2%	24.1%	YES
			UNKNOWN	W28/F05	31.8	29	2.8	8.8%	YES												
	R25	RESIDENTIAL	UNKNOWN	W29/F05	31.4	29.1	2.3	7.3%	YES	98	97.8	0.0	0.1%	YES	64	24	59	19	7.8%	20.8%	YES
	R26	RESIDENTIAL	UNKNOWN	W30/F05	31.3	29.3	2	6.4%	YES	97.9	97.9	0.0	0.0%	YES	63	24	59	20	6.3%	16.7%	YES
	R27	RESIDENTIAL	UNKNOWN	W31/F05	31.3	29.6	1.7	5.4%	YES	98.2	98.1	0.0	0.0%	YES	63	24	59	20	6.3%	16.7%	YES
	R28	RESIDENTIAL	UNKNOWN	W32/F05	32.4	30.9	1.5	4.6%	YES	98.5	98.5	0.0	0.0%	YES	63	24	59	20	6.3%	16.7%	YES
F06	R1	RESIDENTIAL	UNKNOWN	W1/F06 / INC (2)	69.9	69.9	0	0.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN	W2/F06 / INC (2)	68.8	68.8	0	0.0%	YES												
	R2	RESIDENTIAL	UNKNOWN	W3/F06 / INC (2)	68.7	68.7	0	0.0%	YES	100	100	0.0	0.0%	YES	78	23	78	23	0.0%	0.0%	YES
			UNKNOWN	W4/F06 / INC (2)	69.5	69.5	0	0.0%	YES												
			UNKNOWN	W5/F06	24.2	23.1	1.1	4.5%	YES												
	R3	RESIDENTIAL	UNKNOWN	W6/F06	21.8	20.6	1.2	5.5%	YES	100	100	0.0	0.0%	YES	92	29	92	29	0.0%	0.0%	YES
			UNKNOWN	W7/F06 / INC (2)	88.8	87.9	0.9	1.0%	YES												
			UNKNOWN	W8/F06 / INC (2)	88.7	87.9	0.8	0.9%	YES												
	R4	RESIDENTIAL	UNKNOWN	W9/F06 / INC (2)	88.3	87.5	0.8	0.9%	YES	100	100	0.0	0.0%	YES	90	27	90	27	0.0%	0.0%	YES
			UNKNOWN	W10/F06 / INC (2)	85.4	84.7	0.7	0.8%	YES												
	R5	RESIDENTIAL	UNKNOWN	W11/F06 / INC (2)	82.1	82.1	0	0.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WENTWORTH APARTMENTS (CONTINUED)																					
			UNKNOWN	W12/F06 / INC (2)	85.1	85.1	0	0.0%	YES												
	R6	RESIDENTIAL	UNKNOWN	W13/F06 / INC (2)	85.5	85.5	0	0.0%	YES	100	100	0.0	0.0%	YES	81	24	79	22	2.5%	8.3%	YES
			UNKNOWN	W14/F06 / INC (2)	85.6	85.6	0	0.0%	YES												
			UNKNOWN	W15/F06	25.3	22.4	2.9	11.5%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%	%	%	CRITERIA			SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
	R7	RESIDENTIAL	UNKNOWN	W16/F06	29.2	25.3	3.9	13.4%	YES	100	100	0.0	0.0%	YES	97	29	95	27	2.1%	6.9%	YES
			UNKNOWN	W17/F06 / INC (2)	89.9	88.5	1.4	16%	YES												
			UNKNOWN	W18/F06 / INC (2)	89.9	88.7	1.2	1.3%	YES												
	R8	RESIDENTIAL	UNKNOWN	W19/F06 / INC (2)	89.8	88.9	0.9	1.0%	YES	100	100	0.0	0.0%	YES	91	27	89	25	2.2%	7.4%	YES
			UNKNOWN	W20/F06 / INC (2)	89.8	89	0.8	0.9%	YES												
AVRO																					
F00	R1	RESIDENTIAL	LKD	W1/F00	34.5	23.9	10.6	30.7%	NO	55.3	26.9	23.3	51.3%	NO	72	21	53	17	26.4%	19.0%	YES
	R2	RESIDENTIAL	BEDROOM	W2/F00	34.7	25.2	9.5	27.4%	NO	99.8	99.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W3/F00	34.7	25.8	8.9	25.6%	NO												
	R3	RESIDENTIAL	BEDROOM	W4/F00	34.7	26.4	8.3	23.9%	NO	99.1	88.9	1.2	10.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD	W7/F00	0.1	0.1	0	0.0%	YES	92.5	92.5	0.0	0.0%	YES	71	22	71	22	0.0%	0.0%	YES
			LKD	W10/F00	34.4	34.4	0	0.0%	YES												
			LKD	W11/F00	34.6	34.6	0	0.0%	YES												
			LKD	W16/F00 / INC (2)	14.3	14.3	0	0.0%	YES												
	R6	RESIDENTIAL	LKD	W8/F00	34.8	28.7	6.1	17.5%	YES	87.3	80.9	3.7	7.3%	YES	73	22	62	22	15.1%	0.0%	YES
			LKD	W9/F00	34.7	29.5	5.2	15.0%	YES												
	R8	RESIDENTIAL	BEDROOM	W13/F00 / INC (2)	28.8	28.7	0.1	0.3%	YES	90.8	90.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W14/F00 / INC (2)	27.3	27.3	0	0.0%	YES	90.2	90.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W15/F00 / INC (2)	23.6	23.6	0	0.0%	YES												
	R10	RESIDENTIAL	BEDROOM	W17/F00 / INC (2)	20	20	0	0.0%	YES	85.7	85.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	BEDROOM	W18/F00 / INC (2)	16.9	16.9	0	0.0%	YES	84.6	84.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	35.8	25.3	10.5	29.3%	NO	96.9	94.4	0.5	2.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F01	35.8	25.9	9.9	27.7%	NO												
	R2	RESIDENTIAL	LKD	W3/F01	35.8	26.6	9.2	25.7%	NO	98.2	98.1	0.1	0.2%	YES	73	21	61	19	16.4%	9.5%	YES
			LKD	W4/F01	35.8	27.3	8.5	23.7%	YES												
			LKD	W5/F01	35.8	27.8	8	22.3%	YES												
AVRO (CONTINUED)																					
			LKD	W21/F01	21.5	21.5	0	0.0%	YES												
			LKD	W22/F01	23.9	23.9	0	0.0%	YES												
			LKD	W23/F01	24.9	24.9	0	0.0%	YES												
	R4	RESIDENTIAL	LKD	W8/F01	35.3	29.4	5.9	16.7%	YES	76.7	64.3	4.3	16.2%	YES	74	23	63	23	14.9%	0.0%	YES
	R5	RESIDENTIAL	BEDROOM	W9/F01	35.2	30.1	5.1	14.5%	YES	99.6	98.3	0.3	1.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)					NSL					APSH (ROOM)						
					EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
					%	%		%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
			BEDROOM	W10/F01	36.3	36.3	0	0.0%	YES												
	R6	RESIDENTIAL	LKD	W11/F01	36.4	36.4	0	0.0%	YES	86.9	86.9	0.0	0.0%	YES	72	22	72	22	0.0%	0.0%	YES
			LKD	W12/F01	36.6	36.6	0	0.0%	YES												
			LKD	W13/F01	10.4	10.4	0	0.0%	YES												
			LKD	W17/F01 / INC (2)	24.5	24.5	0	0.0%	YES												
	R7	RESIDENTIAL	BEDROOM	W14/F01 / INC (2)	31	30.8	0.2	0.6%	YES	95	95	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W15/F01 / INC (2)	30.2	30.1	0.1	0.3%	YES												
	R8	RESIDENTIAL	BEDROOM	W16/F01 / INC (2)	28.7	28.7	0	0.0%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W18/F01 / INC (2)	15.5	15.5	0	0.0%	YES	98.1	98.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W19/F01 / INC (2)	21.3	21.3	0	0.0%	YES												
	R10	RESIDENTIAL	BEDROOM	W20/F01 / INC (2)	17.9	17.9	0	0.0%	YES	81.3	81.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	36.7	26.7	10	27.2%	NO	98.4	97.2	0.2	1.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F02	36.7	27.3	9.4	25.6%	YES												
	R2	RESIDENTIAL	LKD	W3/F02	36.7	28	8.7	23.7%	YES	98.4	98.3	0.0	0.0%	YES	76	23	67	21	11.8%	8.7%	YES
			LKD	W4/F02	36.7	28.6	8.1	22.1%	YES												
			LKD	W5/F02	36.7	29.2	7.5	20.4%	YES												
			LKD	W17/F02	22.6	22.6	0	0.0%	YES												
			LKD	W18/F02	25.5	25.5	0	0.0%	YES												
			LKD	W19/F02	26.5	26.5	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W6/F02	36.7	29.7	7	19.1%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W7/F02	36.7	30.2	6.5	17.7%	YES												
	R4	RESIDENTIAL	LKD	W8/F02	36.3	30.7	5.6	15.4%	YES	83.8	69.9	4.8	16.6%	YES	76	24	65	24	14.5%	0.0%	YES
	R5	RESIDENTIAL	BEDROOM	W9/F02	36.3	31.5	4.8	13.2%	YES	87.6	66.7	4.6	23.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	BEDROOM	W10/F02	10.9	10.9	0	0.0%	YES	94.6	94.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W14/F02 / INC (2)	24.9	24.9	0	0.0%	YES												
	R7	RESIDENTIAL	LKD	W11/F02 / INC (2)	32.3	32.1	0.2	0.6%	YES	89.4	89.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
AVRO (CONTINUED)																					
			LKD	W12/F02 / INC (2)	31.5	31.5	0	0.0%	YES												
	R8	RESIDENTIAL	BEDROOM	W13/F02 / INC (2)	30	30	0	0.0%	YES	98.9	98.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W15/F02 / INC (2)	17.4	17.4	0	0.0%	YES	92.5	92.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	BEDROOM	W16/F02 / INC (2)	22.7	22.7	0	0.0%	YES	98	98	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F03	R1	RESIDENTIAL	BEDROOM	W1/F03	37.5	28.2	9.3	24.8%	YES	98.6	98.1	0.1	0.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F03	37.5	28.8	8.7	23.2%	YES												

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)					NSL					APSH (ROOM)						
					EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
					%	%	%	%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
	R2	RESIDENTIAL	LKD	W3/F03	37.5	29.4	8.1	21.6%	YES	98.4	98.4	0.0	0.0%	YES	77	24	71	22	7.8%	8.3%	YES
			LKD	W4/F03	37.5	30	7.5	20.0%	YES												
			LKD	W5/F03	37.5	30.5	7	18.7%	YES												
			LKD	W22/F03	24	24	0	0.0%	YES												
			LKD	W23/F03	27.9	27.9	0	0.0%	YES												
			LKD	W24/F03	29	29	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W6/F03	37.5	31.1	6.4	17.1%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W7/F03	37.5	31.5	6	16.0%	YES												
	R4	RESIDENTIAL	LKD	W8/F03	1.6	1.6	0	0.0%	YES	96.4	96.4	0.0	0.0%	YES	12	0	12	0	0.0%	0.0%	YES
			LKD	W15/F03	11.5	11.5	0	0.0%	YES												
			LKD	W18/F03 / INC (2)	31.7	31.7	0	0.0%	YES												
			LKD	W19/F03 / INC (2)	25.5	25.5	0	0.0%	YES												
			LKD	W20/F03 / INC (2)	19	19	0	0.0%	YES												
			LKD	W21/F03 / INC (2)	24.5	24.5	0	0.0%	YES												
	R5	RESIDENTIAL	LKD	W9/F03	37.1	31.4	5.7	15.4%	YES	98.6	97.3	0.7	1.3%	YES	77	25	68	25	11.7%	0.0%	YES
			LKD	W10/F03	37.1	31.9	5.2	14.0%	YES												
			LKD	W11/F03	37.1	32.3	4.8	12.9%	YES												
	R6	RESIDENTIAL	BEDROOM	W12/F03	37.1	32.7	4.4	11.9%	YES	99.9	99.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F03	37.1	33.1	4	10.8%	YES												
			BEDROOM	W14/F03	38.8	38.8	0	0.0%	YES												
	R7	RESIDENTIAL	BEDROOM	W16/F03 / INC (2)	33.6	33.4	0.2	0.6%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W17/F03 / INC (2)	32.9	32.8	0.1	0.3%	YES	98.9	98.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F04	R1	RESIDENTIAL	BEDROOM	W1/F04	38	29.7	8.3	21.8%	YES	98.6	98.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F04	38	30.2	7.8	20.5%	YES												
	R2	RESIDENTIAL	LKD	W3/F04	38	30.7	7.3	19.2%	YES	98.5	98.5	0.0	0.0%	YES	85	25	79	23	7.1%	8.0%	YES
AVRO (CONTINUED)																					
			LKD	W4/F04	38	31.3	6.7	17.6%	YES												
			LKD	W5/F04	38	31.8	6.2	16.3%	YES												
			LKD	W22/F04	25.7	25.7	0	0.0%	YES												
			LKD	W23/F04	31.2	31.2	0	0.0%	YES												
			LKD	W24/F04	33.1	33.1	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W6/F04	38	32.3	5.7	15.0%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W7/F04	38	32.7	5.3	13.9%	YES												

FLOOR	ROOM	PROPERTY	ROOM	WINDOW	VSC (WINDOW)					NSL					APSH (ROOM)						
					EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
					%	%		%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
	R4	RESIDENTIAL	LKD	W8/F04	3	3	0	0.0%	YES	96.5	96.5	0.0	0.0%	YES	17	0	17	0	0.0%	0.0%	YES
			LKD	W15/F04	12	12	0	0.0%	YES												
			LKD	W18/F04 / INC (2)	33.2	33.2	0	0.0%	YES												
			LKD	W19/F04 / INC (2)	26.4	26.4	0	0.0%	YES												
			LKD	W20/F04 / INC (2)	21	21	0	0.0%	YES												
			LKD	W21/F04 / INC (2)	26.6	26.6	0	0.0%	YES												
	R5	RESIDENTIAL	LKD	W9/F04	37.7	32.4	5.3	14.1%	YES	98.5	97.3	0.6	1.2%	YES	77	25	69	25	10.4%	0.0%	YES
			LKD	W10/F04	37.7	32.9	4.8	12.7%	YES												
			LKD	W11/F04	37.7	33.3	4.4	11.7%	YES												
	R6	RESIDENTIAL	BEDROOM	W12/F04	37.8	33.7	4.1	10.8%	YES	99.9	99.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F04	37.8	34	3.8	10.1%	YES												
			BEDROOM	W14/F04	39.4	39.4	0	0.0%	YES												
	R7	RESIDENTIAL	BEDROOM	W16/F04 / INC (2)	34.9	34.6	0.3	0.9%	YES	99.3	99.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W17/F04 / INC (2)	34.3	34.2	0.1	0.3%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F05	R1	RESIDENTIAL	BEDROOM	W1/F05	38.5	31	7.5	19.5%	YES	98.6	97.2	0.2	1.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F05	38.5	31.4	7.1	18.4%	YES												
	R2	RESIDENTIAL	LKD	W3/F05	38.5	31.9	6.6	17.1%	YES	98.3	98.1	0.1	0.1%	YES	92	25	87	23	5.4%	8.0%	YES
			LKD	W4/F05	38.5	32.4	6.1	15.8%	YES												
			LKD	W5/F05	38.5	32.8	5.7	14.8%	YES												
			LKD	W22/F05	28.5	28.5	0	0.0%	YES												
			LKD	W23/F05	34.5	34.5	0	0.0%	YES												
			LKD	W24/F05	36.3	36.3	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W6/F05	38.5	33.3	5.2	13.5%	YES	99.8	99.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W7/F05	38.5	33.6	4.9	12.7%	YES												
AVRO (CONTINUED)																					
	R4	RESIDENTIAL	LKD	W8/F05	5.3	5.2	0.1	1.9%	YES	96.7	96.7	0.0	0.0%	YES	24	0	24	0	0.0%	0.0%	YES
			LKD	W15/F05	12.8	12.8	0	0.0%	YES												
			LKD	W18/F05 / INC (2)	34.7	34.5	0.2	0.6%	YES												
			LKD	W19/F05 / INC (2)	26.5	26.5	0	0.0%	YES												
			LKD	W20/F05 / INC (2)	23.3	23.3	0	0.0%	YES												
			LKD	W21/F05 / INC (2)	29.1	29.1	0	0.0%	YES												
	R5	RESIDENTIAL	LKD	W9/F05	38.2	33.3	4.9	12.8%	YES	98.6	97.5	0.6	1.2%	YES	77	25	71	25	7.8%	0.0%	YES
			LKD	W10/F05	38.2	33.7	4.5	11.8%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
					%	%	%	%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
			LKD	W11/F05	38.2	34.1	4.1	10.7%	YES												
	R6	RESIDENTIAL	BEDROOM	W12/F05	38.2	34.4	3.8	9.9%	YES	99.9	99.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F05	38.2	34.8	3.4	8.9%	YES												
			BEDROOM	W14/F05	39.5	39.5	0	0.0%	YES												
	R7	RESIDENTIAL	BEDROOM	W16/F05 / INC (2)	36	35.6	0.4	11%	YES	99.5	99.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W17/F05 / INC (2)	35.6	35.3	0.3	0.8%	YES	98.9	98.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F06	R1	RESIDENTIAL	BEDROOM	W1/F06	8.9	8.5	0.4	4.5%	YES	98.1	98.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F06	14.9	14.9	0	0.0%	YES												
			BEDROOM	W16/F06 / INC (2)	36.2	35.8	0.4	11%	YES												
			BEDROOM	W17/F06 / INC (2)	27.4	27.4	0	0.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W2/F06	38.5	34.1	4.4	11.4%	YES	99.4	99	0.4	0.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W3/F06	38.5	34.5	4	10.4%	YES												
			BEDROOM	W4/F06	38.5	34.9	3.6	9.4%	YES												
			BEDROOM	W5/F06	38.6	35.2	3.4	8.8%	YES												
			BEDROOM	W6/F06	38.6	35.5	3.1	8.0%	YES												
			BEDROOM	W7/F06	39.5	39.5	0	0.0%	YES												
			BEDROOM	W8/F06	39.5	39.5	0	0.0%	YES												
	R3	RESIDENTIAL	LKD	W9/F06	38	38	0	0.0%	YES	95	95	0.0	0.0%	YES	86	23	86	23	0.0%	0.0%	YES
			LKD	W10/F06	38.1	38.1	0	0.0%	YES												
			LKD	W11/F06	38.1	38.1	0	0.0%	YES												
			LKD	W12/F06	38.1	38.1	0	0.0%	YES												
			LKD	W18/F06 / INC (2)	26.2	26.2	0	0.0%	YES												
			LKD	W19/F06 / INC (2)	32.8	32.8	0	0.0%	YES												
AVRO (CONTINUED)																					
	R4	RESIDENTIAL	BEDROOM	W14/F06 / INC (2)	36.9	36.3	0.6	1.6%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W15/F06 / INC (2)	36.7	36.1	0.6	1.6%	YES												
JACKSONS WAREHOUSE																					
F01	R2	RESIDENTIAL	LKD	W4/F01	7.9	7.9	0	0.0%	YES	86.1	69.8	4.7	18.9%	YES	10	0	10	0	0.0%	0.0%	YES
			LKD	W5/F01	13.5	13.5	0	0.0%	YES												
			LKD	W6/F01	33.1	26.9	6.2	18.7%	YES												
	R3	RESIDENTIAL	BEDROOM	W7/F01	33.4	26.4	7	21.0%	NO	91.5	73.5	2.3	19.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W8/F01	33.5	25.5	8	23.9%	NO	97.7	79.2	2.4	18.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA	
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
	R5	RESIDENTIAL	LKD	W9/F01	33.8	24.8	9	26.6%	NO	80.1	55.9	5.7	30.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	STUDIO-APT	W10/F01	33.8	23.7	10.1	29.9%	NO	95.5	73.3	2.8	23.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM	W11/F01	34	22.7	11.3	33.2%	NO	92.3	49.7	5.4	46.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	LKD	W12/F01	34	20.9	13.1	38.5%	NO	77.9	37.3	8.5	52.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W13/F01	33.9	18.7	15.2	44.8%	NO	97.6	50.6	6.0	48.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	LKD	W14/F01	34.1	17.2	16.9	49.6%	NO	79.5	20.3	11.4	74.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	RESIDENTIAL	BEDROOM	W15/F01	33.9	15.4	18.5	54.6%	NO	97.8	37.8	7.7	61.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	RESIDENTIAL	LKD	W16/F01	34	14.3	19.7	57.9%	NO	75.5	10.3	13.2	86.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM	W17/F01	34	13.3	20.7	60.9%	NO	92.2	17.6	9.5	81.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F02	R2	RESIDENTIAL	LIVING ROOM	W4/F02	8.4	8.4	0	0.0%	YES	6	6	0.0	0.0%	YES	2	0	2	0	0.0%	0.0%	YES	
	R3	RESIDENTIAL	BEDROOM	W7/F02	34.2	27.6	6.6	19.3%	YES	86.7	53.4	3.2	38.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W8/F02	34.2	26.7	7.5	21.9%	NO	96.6	72.2	2.4	25.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	LIVING ROOM	W9/F02	34.5	26	8.5	24.6%	NO	61.4	27.8	5.0	54.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM	W10/F02	34.5	25	9.5	27.5%	NO	89.3	52.7	3.5	41.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	LIVING ROOM	W11/F02	34.6	23.8	10.8	31.2%	NO	66.9	22.5	6.6	66.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	BEDROOM	W12/F02	34.6	22	12.6	36.4%	NO	89.2	44.7	4.3	49.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W13/F02	34.6	19.9	14.7	42.5%	NO	97.4	63.1	3.3	35.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	LIVING ROOM	W14/F02	34.7	18.4	16.3	47.0%	NO	69.8	2.8	10.0	95.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	RESIDENTIAL	BEDROOM	W15/F02	34.5	16.6	17.9	51.9%	NO	97.4	51.4	4.5	47.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	RESIDENTIAL	LIVING ROOM	W16/F02	34.6	15.6	19	54.9%	NO	62.1	0	9.3	100.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM	W17/F02	34.6	14.6	20	57.8%	NO	90.5	22.1	6.6	75.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	RESIDENTIAL	LIVING ROOM	W20/F02	8.7	2.5	6.2	71.3%	NO	11.5	0.6	2.2	94.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
JACKSONS WAREHOUSE (CONTINUED)																						
F03	R2	RESIDENTIAL	LKD	W4/F03	9.1	9.1	0	0.0%	YES	87.9	77.2	3.1	12.2%	YES	18	0	17	0	5.6%	0.0%	YES	
			LKD	W5/F03	17.6	17.6	0	0.0%	YES													
			LKD	W6/F03	34.5	29.2	5.3	15.4%	YES													
	R3	RESIDENTIAL	BEDROOM	W7/F03	34.9	28.9	6	17.2%	YES	92	75.4	2.1	18.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W8/F03	35	27.9	7.1	20.3%	YES	97.9	81.5	2.1	16.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	LKD	W9/F03	35	27	8	22.9%	YES	80.1	56.7	5.5	29.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM	W10/F03	35.1	26	9.1	25.9%	NO	95.4	73.5	2.8	23.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM	W11/F03	35.2	25.1	10.1	28.7%	NO	92.6	49.7	5.5	46.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	LKD	W12/F03	35.2	23.3	11.9	33.8%	NO	78	37	8.6	52.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W13/F03	35.2	21.3	13.9	39.5%	NO	97.6	51.5	5.9	47.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS CRITERIA	
					%	%		%	CRITERIA		%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL		WINTER
	R10	RESIDENTIAL	LKD	W14/F03	35.2	19.6	15.6	44.3%	NO	80	19	11.7	76.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	RESIDENTIAL	BEDROOM	W15/F03	35.2	18.2	17	48.3%	NO	97.7	38.6	7.6	60.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	RESIDENTIAL	LKD	W16/F03	35.2	17.1	18.1	51.4%	NO	74.6	10.4	13.0	86.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM	W17/F03	35.2	16.2	19	54.0%	NO	92.1	16.7	9.6	81.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	RESIDENTIAL	LKD	W18/F03	35	14.9	20.1	57.4%	NO	88.8	49.7	11.6	44.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD	W19/F03	25.2	14.4	10.8	42.9%	NO													
			LKD	W20/F03	8.7	3	5.7	65.5%	NO													
F04	R2	RESIDENTIAL	LIVING ROOM	W4/F04	10.5	10.5	0	0.0%	YES	8.6	8.6	0.0	0.0%	YES	4	0	4	0	0.0%	0.0%	YES	
	R3	RESIDENTIAL	BEDROOM	W7/F04	35.6	30.1	5.5	15.4%	YES	86.7	55.8	3.0	35.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W8/F04	35.6	29.2	6.4	18.0%	YES	96.6	80.6	1.6	16.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	LIVING ROOM	W9/F04	35.8	28.5	7.3	20.4%	YES	79.3	34.5	6.7	56.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM	W10/F04	35.8	27.6	8.2	22.9%	YES	89.6	54	3.4	39.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	LIVING ROOM	W11/F04	35.8	26.5	9.3	26.0%	NO	73.4	22.7	7.5	69.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	BEDROOM	W12/F04	35.8	24.8	11	30.7%	NO	89.7	46.1	4.2	48.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W13/F04	35.8	22.9	12.9	36.0%	NO	97.3	66.9	2.9	31.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	LIVING ROOM	W14/F04	35.8	21.5	14.3	39.9%	NO	81.8	1.7	11.9	97.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	RESIDENTIAL	BEDROOM	W15/F04	35.7	19.9	15.8	44.3%	NO	97.3	55.5	4.0	42.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	RESIDENTIAL	LIVING ROOM	W16/F04	35.8	18.9	16.9	47.2%	NO	77.1	0	11.5	100.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM	W17/F04	35.7	18	17.7	49.6%	NO	90.6	25.5	6.3	71.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	RESIDENTIAL	LIVING ROOM	W20/F04	9.5	3.9	5.6	58.9%	NO	11.4	1.2	2.1	89.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F05	R2	RESIDENTIAL	LKD	W4/F05	17.4	17.4	0	0.0%	YES	91.8	89.2	0.8	2.9%	YES	46	2	45	2	2.2%	0.0%	YES	
JACKSONS WAREHOUSE (CONTINUED)																						
			LKD	W5/F05	28.3	28.3	0	0.0%	YES													
			LKD	W6/F05	36	31.7	4.3	11.9%	YES													
	R3	RESIDENTIAL	BEDROOM	W7/F05	36.3	31.4	4.9	13.5%	YES	92.1	78.4	1.8	14.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W8/F05	36.3	30.6	5.7	15.7%	YES	97.9	87.7	1.3	10.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5 (3)	RESIDENTIAL	LKD	W9/F05	36.3	29.7	6.6	18.2%	YES	89.1	65.8	5.5	26.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM	W10/F05	36.3	28.8	7.5	20.7%	YES	95.4	75.4	2.5	20.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM	W11/F05	36.4	28	8.4	23.1%	YES	92.7	52.1	5.2	43.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8 (3)	RESIDENTIAL	LKD	W12/F05	36.4	26.4	10	27.5%	NO	82.7	39.8	9.0	51.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W13/F05	36.3	24.7	11.6	32.0%	NO	97.6	55.6	5.4	43.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10 (3)	RESIDENTIAL	LKD	W14/F05	36.3	23.1	13.2	36.4%	NO	90.8	20.2	13.6	77.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	RESIDENTIAL	BEDROOM	W15/F05	36.3	21.9	14.4	39.7%	NO	97.9	42.9	7.0	56.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE	%	%	%	%	CRITERIA	%			%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	
	R12 (3)	RESIDENTIAL	LKD	W16/F05	36.3	21	15.3	42.1%	NO	83.9	11.8	14.6	86.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13	RESIDENTIAL	BEDROOM	W17/F05	36.3	20.1	16.2	44.6%	NO	92.5	19.6	9.3	78.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14	RESIDENTIAL	LKD	W18/F05	36.2	18.7	17.5	48.3%	NO	92.5	61.5	9.2	33.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W19/F05	32.6	22.5	10.1	31.0%	NO												
			LKD	W20/F05	15	9.5	5.5	36.7%	NO												
F06	R1	RESIDENTIAL	UNKNOWN-RESI	W1/F06	36.9	33.1	3.8	10.3%	YES	99.6	99.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN-RESI	W2/F06	37	33	4	10.8%	YES												
			UNKNOWN-RESI	W3/F06	37	32.9	4.1	11.1%	YES												
			UNKNOWN-RESI	W4/F06	37	32.8	4.2	11.4%	YES												
	R2	RESIDENTIAL	UNKNOWN-RESI	W5/F06	37	32.6	4.4	11.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN-RESI	W6/F06	37	32.4	4.6	12.4%	YES												
			UNKNOWN-RESI	W7/F06	37	32.2	4.8	13.0%	YES												
			UNKNOWN-RESI	W8/F06	37	32.1	4.9	13.2%	YES												
	R3	RESIDENTIAL	UNKNOWN-RESI	W9/F06	37	30.4	6.6	17.8%	YES	99.7	97	0.4	2.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN-RESI	W10/F06	37	30.2	6.8	18.4%	YES												
			UNKNOWN-RESI	W11/F06	37	30	7	18.9%	YES												
			UNKNOWN-RESI	W12/F06	37	29.7	7.3	19.7%	YES												
	R4	RESIDENTIAL	UNKNOWN-RESI	W13/F06	37	29.2	7.8	21.1%	YES	99.9	90.6	1.4	9.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN-RESI	W14/F06	37	29	8	21.6%	YES												
			UNKNOWN-RESI	W15/F06	37	28.6	8.4	22.7%	YES												
JACKSONS WAREHOUSE (CONTINUED)																					
			UNKNOWN-RESI	W16/F06	37	28.3	8.7	23.5%	YES												
	R5	RESIDENTIAL	UNKNOWN-RESI	W17/F06	37	27.8	9.2	24.9%	YES	99.8	76.6	3.1	23.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN-RESI	W18/F06	37	27.6	9.4	25.4%	YES												
			UNKNOWN-RESI	W19/F06	37	27.3	9.7	26.2%	YES												
			UNKNOWN-RESI	W20/F06	37	27	10	27.0%	YES												
	R6	RESIDENTIAL	UNKNOWN-RESI	W21/F06	37	24.7	12.3	33.2%	NO	99.4	52.5	6.3	47.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN-RESI	W22/F06	37	24.5	12.5	33.8%	NO												
			UNKNOWN-RESI	W23/F06	37	24.3	12.7	34.3%	NO												
			UNKNOWN-RESI	W24/F06	36.9	24.1	12.8	34.7%	NO												
	R7	RESIDENTIAL	UNKNOWN-RESI	W25/F06	36.9	23.7	13.2	35.8%	NO	99.4	42.7	8.7	57.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN-RESI	W26/F06	36.9	23.5	13.4	36.3%	NO												
			UNKNOWN-RESI	W27/F06	36.9	23.2	13.7	37.1%	NO												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
			UNKNOWN-RESI	W28/F06	36.9	22.9	14	37.9%	NO												
	R10	COMMERCIAL	UNKNOWN	W29/F06	28	20	8	28.6%	NO	81.1	51.6	2.2	36.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11 (3)	COMMERCIAL	UNKNOWN	W30/F06	32.7	26.1	6.6	20.2%	NO	96.8	96.3	0.1	0.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
75 PORT STREET																					
F00	R1	RESIDENTIAL	UNKNOWN	W1/F00	25.9	14.5	11.4	44.0%	NO	73.8	57.7	2.4	21.7%	NO	60	11	30	1	50.0%	90.9%	NO
F01	R1	RESIDENTIAL	UNKNOWN	W1/F01	30.4	15.4	15	49.3%	NO	96.4	71.5	3.8	25.8%	NO	71	19	35	3	50.7%	84.2%	NO
			UNKNOWN	W2/F01	30.1	16.7	13.4	44.5%	NO												
F02	R1	RESIDENTIAL	UNKNOWN	W1/F02	33	16.7	16.3	49.4%	NO	99.3	72	4.1	27.5%	NO	73	25	34	4	53.4%	84.0%	NO



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