Mount Road Condition 43 post construction review relevant to plots 45-55, 58-60, 62-87, 97-101, 110-112, 124-127, 129, 161-171, 181-184, 189-193, 195-199, 201-216 and 223-263

August 2026

1.0 Introduction:

This statement has been prepared by L&F Solutions Ltd on behalf of Kellen Homes Ltd in support of the post construction phase of the development Phase 2A at Mount Road relevant to plots 45-55, 58-60, 62-87, 97-101, 110-112, 124-127, 129, 161-171, 181-184, 189-193, 195-199, 201-216 and 223-263.

1.1 References:

Manchester Core Strategy (2012) - Policies SP1, T1-T3, EN4-EN7 and DM1

National Planning Policy Framework 2021 - strengthens the emphasis on sustainable development and requires new developments to secure the highest viable resource and energy efficiency and reduction in emissions by considering Governments and other national standards

The Guide to Development in Manchester SPD (2007)

Development Design Energy Report

Condition 43 of approval ref: 14/2998/JO/2025 states that each phase of the residential development shall be implemented in full accordance with the measures set out in Energy & Sustainability statement date May 2024.

2.0 Statement – Overall Site Considerations

The design and ultimate construction of Phase 2A of the Mount Road development has sought to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

The development is located to the South East of the heart of Manchester and consists of 2, 3 and 4 bedroom homes ensuring needs can be met across a vast range of family requirements.

Phase 2A has been designed and constructed to meet the increased standards of Part L 2021 which achieve the >31% reduction compared with L1A 2013 standards and a 6% reduction over Part L 2010 outlined within the Manchester Core Strategy.

Appendix 1 shows the overall improvement over Part L 2021 requirements of each plot.

2.1 Statement – Construction Quality

The construction specification of every home has included high levels of insulation to the ground floor, external walls and roof spaces.

The thermal blocks used throughout this development are made of a sustainable material which has a high recycled content and excellent insulation and acoustic absorption properties. Sound insulation tests have been undertaken and passed on representative basis on adjoining properties (Semi-detached and terraced).

Best practice design for energy efficiency encouraging a ‘fabric first’ approach, whereby the energy efficiency of the building fabric is prioritised before other technological solutions has led

the dwelling design across the site. The energy hierarchy, as set out in the design statement has been adhered to throughout the construction of the dwellings on Mount Road Phase 1.

The enhanced fabric specification has been applied to all houses.

	Part L1A Limiting Fabric Parameters	Proposed Fabric Specification
External Wall U-Value	**0.26 W/m^{2}K**	**0.19 W/m^{2}K**
Plane Roof U-Value	**0.18 W/m^{2}K**	**0.08 W/m^{2}K**
Ground Floor U-Value	**0.18 W/m^{2}K**	**0.12/0.13 W/m^{2}K**
Window U-Value	**1.6 W/m^{2}K**	**1.2 W/m^{2}K**
Door U-Value	**1.6 W/m^{2}K**	**1.1 W/m^{2}K**
Air Permeability	**8 m^3/h.m^2 at 50pa**	**5.01 m^3/h.m^2 at 50pa**
Renewable Technology	**As Designed**	**Photovoltaic Panels Mixergy Water Heating**

Each dwelling was subject to an individual air tightness test to CIBSE/ATTMA standards and an As Built SAP calculation to ensure they met the standards set out in The Manchester Core Strategy and The National Planning Policy Framework 2021. All dwellings achieved a SAP Rating of B and above.

Ventilation has been supplied by high performance dMEV Ventilation systems.

Highly efficient space and hot water heating systems have been installed, accompanied by thermostatic controls, zoned heating and programmers where possible to ensure that heating is optimally controlled to use the least amount of energy

Energy efficient lamps have been installed in every light fitting.

Sufficient glazing has been provided to the principal living rooms of each dwelling to ensure sufficient natural lighting, thus reducing the energy consumed in artificially lighting the room. Part O overheating calculations have been undertaken to ensure compliance and ensure the comfort of the residents.

Photo Voltaic Panels have been installed on each dwelling where appropriate, optimising orientation to gain maximum benefit.

3.0 Conclusion:

Kellen Homes have sought to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework, which all emphasise sustainable development, energy efficiency and reduction in carbon emissions.

These measures have been at the core of the construction of Phase 2A of the Mount Road Development with each dwelling on the development benefitting from built-in energy reduction measures, high quality fabric construction and renewable energy ensuring compliance with Manchester City Council's vision whilst also ensuring the comfort and wellbeing of its residents.

This post construction review confirms that the development has been implemented in accordance with the approved energy statement therefore satisfying the requirements of part e) of condition 43.

Appendix 1

Kellen Homes - Mount Road Phase 2A

Plot Ref	House Type	Property Type	Address Line 1	Building Reg.	EPC Lodgement Date	Total Floor Area	PV kWp	SAP Rating	Environmental Rating	DAP	AAP	DPER	TPER	% DPER < TPER	DER	TER	% DER < TER	DFEE	TFEE	% DFEE < TFEE
Plot 45	Hickory (Hipped)	End-Ter-AS	37 Standfold Drive	SAP 2021	17/03/2026	72.58	1.62	91	90	5	4.38	63.41	67.04	5.41	12.02	12.8	6.09	37.36	39.11	4.47
Plot 46	Hickory	Mid-Ter-OPP	39 Standfold Drive	SAP 2021	17/03/2026	72.58	1.62	92	91	5	3.99	57.26	60.98	6.09	10.87	11.67	6.86	31.63	33.63	5.95
Plot 47	Hickory (Hipped)	End-Ter-OPP	41 Standfold Drive	SAP 2021	17/03/2026	72.58	1.62	91	90	5	4.98	64.06	67.33	4.86	12.14	12.85	5.53	38.11	39.35	3.15
Plot 48	Cedar	Semi-AS	43 Standfold Drive	SAP 2021	17/03/2026	88.82	0.81	87	94	5	4.6	45.11	56.2	19.74	6.95	10.77	35.47	34.59	36.18	4.41
Plot 49	Cedar	Semi-OPP	45 Standfold Drive	SAP 2021	17/03/2026	88.82	0.81	87	94	5	4.58	45.11	56.2	19.74	6.95	10.77	35.47	34.57	36.18	4.45
Plot 50	Cedar	Semi-AS	47 Standfold Drive	SAP 2021	17/03/2026	88.82	0.81	87	94	5	4.75	45.05	56.2	19.84	6.94	10.77	35.56	34.59	36.18	4.41
Plot 51	Cedar	Semi-OPP	49 Standfold Drive	SAP 2021	17/03/2026	88.82	0.81	87	94	5	4.6	45.11	56.2	19.74	6.95	10.77	35.47	34.59	36.18	4.41
Plot 52	Cedar	Semi-AS	51 Standfold Drive	SAP 2021	25/03/2026	88.82	0.81	87	94	5	4.16	45.11	56.2	19.74	6.95	10.77	35.47	34.29	36.18	5.23
Plot 53	Cedar	Semi-OPP	53 Standfold Drive	SAP 2021	25/03/2026	88.82	0.81	87	94	5	4.26	45.11	56.2	19.74	6.95	10.77	35.47	34.36	36.18	5.05
Plot 54	Cedar	Semi-AS	55 Standfold Drive	SAP 2021	25/03/2026	88.82	0.81	87	94	5	4.54	45.11	56.2	19.74	6.95	10.77	35.47	34.55	36.18	4.52
Plot 55	Acacia	Semi-OPP	1 Racecourse Close	SAP 2021	25/03/2026	88.66	0.81	86	94	5	4.76	47.82	57.11	16.27	7.37	10.95	32.69	36.13	37.42	3.46
Plot 58	Olive	End-Ter-OPP	7 Racecourse Close	SAP 2021	30/03/2026	72.58	1.62	90	90	5	4.73	67.12	68.1	1.43	12.62	13.01	3	38.97	40.47	3.71
Plot 59	Hickory (Gabled)	Demi-AS	9 Racecourse Close	SAP 2021	30/03/2026	72.58	1.62	91	90	5	4.11	62.18	66.02	5.82	11.79	12.61	6.5	36.17	38.26	5.46
Plot 60	Hickory (Gabled)	Demi-OPP	11 Racecourse Close	SAP 2021	30/03/2026	72.58	1.62	91	91	5	4.44	61.87	65.74	5.88	11.73	12.56	6.61	36.16	38.03	4.91
Plot 62	Hickory (Gabled)	Demi-AS	14 Racecourse Close	SAP 2021	12/04/2026	72.58	1.62	91	91	5	3.66	61.29	65.28	6.11	11.63	12.47	6.74	34.78	37.39	6.99
Plot 63	Hickory (Gabled)	Demi-OPP	12 Racecourse Close	SAP 2021	12/04/2026	72.58	1.62	91	91	5	3.64	61.29	65.28	6.11	11.63	12.47	6.74	34.76	37.39	7.03
Plot 64	Hickory (Gabled)	Demi-AS	10 Racecourse Close	SAP 2021	12/04/2026	72.58	1.62	91	91	5	4	61.29	65.28	6.11	11.63	12.47	6.74	35.01	37.39	6.37
Plot 65	Hickory (Gabled)	Demi-OPP	8 Racecourse Close	SAP 2021	12/04/2026	72.58	1.62	91	91	5	3.61	61.29	65.28	6.11	11.63	12.47	6.74	34.74	37.39	7.08
Plot 66	Hickory (Gabled)	Demi-AS	6 Racecourse Close	SAP 2021	12/04/2026	72.58	1.62	91	91	5	3.99	61.29	65.28	6.11	11.63	12.47	6.74	35	37.39	6.39
Plot 67	Olive	End-Ter-OPP	4 Racecourse Close	SAP 2021	12/04/2026	72.58	1.62	91	90	5	4.7	62.89	66.98	6.11	11.93	12.8	6.8	37.64	39.32	4.29
Plot 68	Acacia	Semi-AS	2 Racecourse Close	SAP 2021	25/03/2026	88.66	0.81	86	94	5	4.98	46.71	56.08	16.71	7.16	10.76	33.46	35.21	36.52	3.57
Plot 69	Cedar	Semi-OPP	57 Standfold Drive	SAP 2021	25/03/2026	88.82	0.81	87	94	5	4.52	45.11	56.2	19.74	6.95	10.77	35.47	34.53	36.18	4.56
Plot 70	Hickory (Hipped)	End-Ter-AS	59 Standfold Drive	SAP 2021	12/04/2026	72.58	1.62	91	90	5	4.59	63.64	67.12	5.18	12.06	12.82	5.93	37.34	38.92	4.06
Plot 71	Hickory	Mid-Ter-OPP	61 Standfold Drive	SAP 2021	12/04/2026	72.58	1.62	92	91	5	4.36	57.09	60.88	6.22	10.84	11.65	6.95	31.36	33.27	5.72
Plot 72	Hickory (Hipped)	End-Ter-OPP	63 Standfold Drive	SAP 2021	12/04/2026	72.58	1.62	91	90	5	4.16	63.47	67.81	6.4	12.03	12.94	7.03	37.36	39.53	5.48
Plot 73	Cedar	Semi-AS	65 Standfold Drive	SAP 2021	12/04/2026	88.82	0.81	87	94	5	3	44.92	56.09	19.91	6.92	10.75	35.63	33.09	35.85	7.68
Plot 74	Cedar	Semi-OPP	67 Standfold Drive	SAP 2021	12/04/2026	88.82	0.81	87	94	5	4.11	44.92	56.09	19.91	6.92	10.75	35.63	33.76	35.85	5.82
Plot 75	Acacia	Semi-AS	33 Ropemaker Street	SAP 2021	10/11/2025	88.66	0.81	87	94	5	4.65	47.64	56.67	15.94	7.43	10.87	31.65	35.59	37.04	3.89
Plot 76	Cedar	Semi-OPP	35 Ropemaker Street	SAP 2021	10/11/2025	88.82	0.81	86	94	5	4.97	47.56	55.23	13.89	7.33	10.59	30.78	33.83	35.33	4.24
Plot 77	Hickory (Hipped)	End-Ter-AS	37 Ropemaker Street	SAP 2021	10/11/2025	72.58	1.62	91	90	5	4.53	63.96	65.74	2.71	12.12	12.56	3.5	36.19	38.03	4.83
Plot 78	Hickory	Mid-Ter-OPP	39 Ropemaker Street	SAP 2021	10/11/2025	72.58	1.62	92	91	5	4.22	57.36	59.64	3.82	10.89	11.42	4.64	30.5	32.52	6.22
Plot 79	Hickory (Hipped)	End-Ter-OPP	41 Ropemaker Street	SAP 2021	10/11/2025	72.58	1.62	91	90	5	3.78	64.31	66.02	2.58	12.18	12.61	3.41	35.93	38.26	6.09
Plot 80	Cedar	Semi-AS	43 Ropemaker Street	SAP 2021	19/11/2025	88.82	0.81	86	94	5	4.18	47.64	55.23	13.74	7.33	10.59	30.78	33.29	35.33	5.78
Plot 81	Acacia	Semi-OPP	45 Ropemaker Street	SAP 2021	19/11/2025	88.66	0.81	85	93	5	4.01	51.33	57.23	10.3	7.9	10.98	28.05	35.56	37.54	5.3
Plot 82	Hickory (Hipped)	End-Ter-AS	48 Ropemaker Street	SAP 2021	19/11/2025	72.58	1.62	91	90	5	4.06	66.02	68.02	2.94	12.5	12.98	3.7	37.89	39.96	5.17
Plot 83	Hickory	Mid-Ter-OPP	46 Ropemaker Street	SAP 2021	04/12/2025	72.58	1.62	92	91	5	4.13	58.65	60.6	3.22	11.13	11.6	4.05	31.71	33.53	5.43
Plot 84	Olive	End-Ter-OPP	44 Ropemaker Street	SAP 2021	21/11/2025	72.58	1.62	92	90	5	4.34	63.67	67.92	6.26	12.14	12.97	6.4	38.62	40.32	4.21
Plot 85	Hickory (Hipped)	End-Ter-AS	42 Ropemaker Street	SAP 2021	18/11/2025	72.58	1.62	91	90	5	4.01	63.71	67.33	5.38	12.07	12.85	6.07	37.38	39.35	5
Plot 86	Hickory	Mid-Ter-OPP	40 Ropemaker Street	SAP 2021	18/11/2025	72.58	1.62	92	91	5	4.33	57.2	60.98	6.19	10.86	11.67	6.94	31.89	33.63	5.19
Plot 87	Hickory (Hipped)	End-Ter-OPP	38 Ropemaker Street	SAP 2021	18/11/2025	72.58	1.62	91	90	5	4.31	63.39	67.04	5.45	12.01	12.8	6.17	37.34	39.11	4.52
Plot 97	Hickory (Gabled)	Demi-OPP	48j Wembley Road	SAP 2021	08/09/2025	72.58	1.62	91	90	5	4.85	64.97	66.7	2.6	12.31	12.74	3.38	37.2	38.86	4.29
Plot 98	Hickory (Gabled)	Demi-AS	48h Wembley Road	SAP 2021	22/09/2025	72.58	1.62	91	90	5	4.56	64.39	66.43	3.07	12.2	12.69	3.86	36.8	38.63	4.76
Plot 99	Hickory (Gabled)	Demi-OPP	48g Wembley Road	SAP 2021	08/09/2025	72.58	1.62	91	90	5	4.91	65.25	66.7	2.18	12.36	12.74	2.98	37.39	38.86	3.81
Plot 100	Hickory (Gabled)	Demi-AS	48F WEMBLEY ROAD	SAP 2021	23/09/2025	72.58	1.62	91	90	5	4.94	64.95	66.43	2.22	12.3	12.69	3.07	37.14	38.63	3.86
Plot 101	Hickory (Gabled)	Demi-OPP	48E WEMBLEY ROAD	SAP 2021	23/09/2025	72.58	1.62	91	90	5	4.95	65.33	66.7	2.05	12.37	12.74	2.9	37.42	38.86	3.71

Plot 110	Cedar	End-Ter-AS	28 Ropemaker Street	SAP 2021	10/02/2026	88.82	0.81	86	94	5	4.86	48.76	56.2	13.24	7.55	10.77	29.9	34.77	36.18	3.9
Plot 111	Cedar	Mid-Ter-OPP	26 Ropemaker Street	SAP 2021	10/02/2026	88.82	0.81	87	94	5	4.98	43.63	51.29	14.94	6.6	9.86	33.06	30.56	31.76	3.78
Plot 112	Cedar	End-Ter-OPP	24 Ropemaker Street	SAP 2021	10/02/2026	88.82	0.81	86	94	5	4.97	48.88	56.2	13.03	7.58	10.77	29.62	34.85	36.18	3.68
Plot 124	Cedar	Semi-AS	48s Wembley Road	SAP 2021	27/07/2026	88.82	0.81	86	94	5	4.13	45.22	55.23	18.13	6.9	10.59	34.84	33.25	35.33	5.87
Plot 125	Cedar	Semi-OPP	48r Wembley Road	SAP 2021	03/08/2026	88.82	0.81	86	94	5	4.33	45.22	55.23	18.13	6.9	10.59	34.84	33.39	35.33	5.5
Plot 126	Emerson	Semi-AS	48p Wembley Road	SAP 2021	03/08/2026	100.58	0.81	86	94	5	4.61	44.93	51.74	13.16	6.83	9.93	31.22	33.15	35.08	5.49
Plot 127	Emerson	Semi-OPP	48n Wembley Road	SAP 2021	03/08/2026	100.58	0.81	86	94	5	4.24	45.45	52.15	12.84	6.93	10.01	30.77	33.31	35.44	6
Plot 129	Emerson	Semi-OPP	48L WEMBLEY ROAD	SAP 2021	23/09/2025	100.58	0.81	86	93	5	4.65	47.78	52.8	9.51	7.36	10.13	27.34	34.04	36.03	5.52
Plot 161	Cedar	Semi-AS	21 Lyndon Avenue	SAP 2021	15/06/2026	88.82	0.81	87	94	5	3.97	43.87	55.23	20.57	6.72	10.59	36.54	33.15	35.33	6.16
Plot 162	Cedar	Semi-OPP	23 Lyndon Avenue	SAP 2021	15/06/2026	88.82	0.81	87	94	5	4.14	43.75	55.23	20.79	6.7	10.59	36.73	33.15	35.33	6.16
Plot 163	Hickory (Hipped)	End-Ter-AS	25 Lyndon Avenue	SAP 2021	15/06/2026	72.58	1.62	91	90	5	4.44	62.17	66.02	5.83	11.79	12.61	6.5	36.4	38.26	4.87
Plot 164	Hickory	Mid-Ter-OPP	27 Lyndon Avenue	SAP 2021	15/06/2026	72.58	1.62	92	91	5	4.99	55.97	59.64	6.15	10.63	11.42	6.92	31.1	32.52	4.37
Plot 165	Hickory (Hipped)	End-Ter-OPP	29 Lyndon Avenue	SAP 2021	09/06/2026	72.58	1.62	91	90	5	3.96	64.02	65.74	2.62	12.13	12.56	3.42	35.78	38.03	5.9
Plot 166	Cedar	Semi-AS	31 Lyndon Avenue	SAP 2021	09/06/2026	88.82	0.81	87	94	5	4.97	44.14	55.23	20.08	6.77	10.59	36.07	33.83	35.33	4.24
Plot 167	Acacia	Semi-OPP	19 Ropework Street	SAP 2021	24/06/2026	88.66	0.81	86	94	5	4.63	45.9	55.65	17.51	7.01	10.68	34.36	34.54	36.15	4.45
Plot 168	Hickory (Hipped)	End-Ter-AS	21 Ropework Street	SAP 2021	17/08/2026	72.58	1.62	91	90	5	3.52	64.95	67.33	3.54	12.28	12.85	4.44	37.05	39.35	5.85
Plot 169	Hickory	Mid-Ter-AS	23 Ropework Street	SAP 2021	17/08/2026	72.58	1.62	92	91	5	3.87	57.04	60.98	6.46	10.83	11.67	7.2	31.41	33.63	6.61
Plot 170	Hickory	Mid-Ter-OPP	25 Ropework Street	SAP 2021	17/08/2026	72.58	1.62	92	91	5	4	57.2	60.98	6.19	10.86	11.67	6.94	31.64	33.63	5.92
Plot 171	Olive	End-Ter-OPP	27 Ropework Street	SAP 2021	17/08/2026	72.58	1.62	92	91	5	3.97	61.28	68.6	10.67	11.71	13.1	10.61	38.82	40.92	5.14
Plot 181	Hickory (Gabled)	Semi-OPP	19 Ropemaker Street	SAP 2021	03/10/2025	72.58	1.62	91	90	5	4.63	64.38	66.02	2.49	12.2	12.61	3.25	36.58	38.26	4.37
Plot 182	Hickory (Gabled)	Semi-AS	17 Ropemaker Street	SAP 2021	03/10/2025	72.58	1.62	91	90	5	4.34	64.06	66.43	3.56	12.14	12.69	4.33	36.61	38.63	5.25
Plot 183	Acacia	Semi-OPP	15 Ropemaker Street	SAP 2021	26/05/2026	88.66	0.81	86	94	5	4.35	47.75	57.11	16.4	7.36	10.95	32.79	35.85	37.42	4.2
Plot 184	Cedar	Semi-AS	2 Lyndon Avenue	SAP 2021	21/05/2026	88.82	0.81	87	94	5	3.8	45.11	56.2	19.74	6.95	10.77	35.47	34.06	36.18	5.86
Plot 189	Hickory (Gabled)	Demi-OPP	79 Standfold Drive	SAP 2021	15/04/2026	72.58	1.62	91	90	5	3.4	62.88	66.58	5.56	11.92	12.71	6.22	36.57	38.91	6
Plot 190	Hickory (Gabled)	Demi-AS	77 Standfold Drive	SAP 2021	15/04/2026	72.58	1.62	91	90	5	3.61	63.37	66.98	5.39	12.01	12.79	6.1	37.11	39.24	5.44
Plot 191	Hickory (Gabled)	Demi-OPP	75 Standfold Drive	SAP 2021	15/04/2026	72.58	1.62	91	90	5	3.32	62.88	66.58	5.56	11.92	12.71	6.22	36.52	38.91	6.13
Plot 192	Hickory (Gabled)	Demi-AS	73 Standfold Drive	SAP 2021	15/04/2026	72.58	1.62	91	90	5	3.36	63.37	66.98	5.39	12.01	12.79	6.1	36.94	39.24	5.85
Plot 193	Acacia	Semi-OPP	71 Standfold Drive	SAP 2021	10/04/2026	88.66	0.81	86	94	5	4.64	46.11	55.83	17.42	7.05	10.72	34.24	34.42	36.11	4.67
Plot 195	Acacia	Semi-AS	28 Standfold Drive	SAP 2021	12/04/2026	88.66	0.81	86	94	5	4.34	46.1	55.83	17.43	7.05	10.72	34.24	34.22	36.11	5.22
Plot 196	Cedar	Semi-OPP	26 Standfold Drive	SAP 2021	12/04/2026	88.82	0.81	87	94	5	4.75	43.26	54.72	20.95	6.61	10.5	37.05	32.77	34.64	5.41
Plot 197	Emerson	Semi-AS	24 Standfold Drive	SAP 2021	10/04/2026	100.58	0.81	87	94	5	4.06	43.46	51.55	15.7	6.63	9.9	33.03	32.26	34.72	7.1
Plot 198	Emerson	Semi-OPP	22 Standfold Drive	SAP 2021	10/04/2026	100.58	0.81	87	94	5	4.02	43.46	51.55	15.7	6.63	9.9	33.03	32.23	34.72	7.18
Plot 199	Cedar	Semi-AS	20 Standfold Drive	SAP 2021	10/04/2026	88.82	0.81	87	94	5	4.67	43.21	54.72	21.03	6.6	10.5	37.14	32.71	34.64	5.58
Plot 201	Cedar	Semi-AS	3 Craddick Street	SAP 2021	22/06/2026	88.82	0.81	86	94	5	3.75	46.18	55.96	17.48	7.08	10.73	34.02	34.07	36.15	5.75
Plot 202	Cedar	Semi-OPP	5 Craddick Street	SAP 2021	22/06/2026	88.82	0.81	86	94	5	3.54	46.18	55.96	17.48	7.08	10.73	34.02	33.94	36.15	6.1
Plot 203	Hickory (Hipped)	End-Ter-AS	7 Craddick Street	SAP 2021	22/06/2026	72.58	1.62	91	90	5	3.99	66.02	67.33	1.94	12.5	12.85	2.72	37.37	39.35	5.04
Plot 204	Hickory	Mid-Ter-OPP	9 Craddick Street	SAP 2021	22/06/2026	72.58	1.62	92	91	5	3.57	59.08	60.98	3.12	11.21	11.67	3.94	31.34	33.63	6.83
Plot 205	Hickory (Hipped)	End-Ter-OPP	11 Craddick Street	SAP 2021	22/06/2026	72.58	1.62	91	90	5	3.67	65.64	67.04	2.08	12.43	12.8	2.89	36.86	39.11	5.75
Plot 206	Acacia	Semi-AS	13 Craddick Street	SAP 2021	30/06/2026	88.66	0.81	87	94	5	4.99	45.52	56.08	18.84	7.01	10.76	34.85	35.22	36.52	3.55
Plot 207	Cedar	Semi-OPP	16 Lyndon Avenue	SAP 2021	30/06/2026	88.82	0.81	87	94	5	4.65	45.51	56.2	19.01	7.01	10.77	34.91	34.62	36.18	4.31
Plot 208	Emerson	Semi-AS	14 Lyndon Avenue	SAP 2021	30/06/2026	100.58	0.81	86	94	5	4.7	44.96	52.41	14.22	6.89	10.06	31.51	33.92	35.67	4.9
Plot 209	Emerson	Semi-OPP	12 Lyndon Avenue	SAP 2021	30/06/2026	100.58	0.81	86	94	5	4.83	45.6	52.83	13.69	7.01	10.14	30.87	34.46	36.04	4.37
Plot 210	Cedar	Semi-AS	10 Lyndon Avenue	SAP 2021	30/06/2026	88.82	0.81	87	94	5	4.74	45.56	56.2	18.93	7.01	10.77	34.91	34.69	36.18	4.14
Plot 211	Acacia	Semi-OPP	40 Standfold Drive	SAP 2021	30/06/2026	88.66	0.81	85	94	5	4.81	49.23	57.11	13.79	7.55	10.95	31.05	36.16	37.42	3.37
Plot 212	Hickory (Hipped)	End-Ter-AS	38 Standfold Drive	SAP 2021	24/04/2026	72.58	1.62	91	90	5	4.08	62.82	66.58	5.64	11.91	12.71	6.29	36.99	38.91	4.94
Plot 213	Hickory	Mid-Ter-OPP	36 Standfold Drive	SAP 2021	24/04/2026	72.58	1.62	92	91	5	4.08	56.8	60.6	6.28	10.78	11.6	7.07	31.68	33.53	5.54
Plot 214	Hickory (Hipped)	End-Ter-OPP	34 Standfold Drive	SAP 2021	24/04/2026	72.58	1.62	91	90	5	3.36	63.32	66.98	5.47	12	12.79	6.18	36.9	39.24	5.97
Plot 215	Cedar	Semi-AS	32 Standfold Drive	SAP 2021	01/05/2026	88.82	0.81	86	94	5	4.61	45.22	55.23	18.13	6.9	10.59	34.84	33.58	35.33	4.96
Plot 216	Cedar	Semi-OPP	30 Standfold Drive	SAP 2021	24/04/2026	88.82	0.81	86	94	5	4.97	45.49	55.23	17.64	6.95	10.59	34.37	33.83	35.33	4.24
Plot 223	Hickory (Gabled)	Demi-OPP	4 Craddick Street	SAP 2021	15/06/2026	72.58	1.62	91	90	5	3.98	63.37	66.98	5.39	12.01	12.79	6.1	37.36	39.24	4.8
Plot 224	Hickory (Gabled)	Demi-AS	6 Craddick Street	SAP 2021	15/06/2026	72.58	1.62	91	90	5	3.99	64.12	66.58	3.7	12.12	12.71	4.64	36.97	38.91	4.98

Plot 225	Hickory (Gabled)	Demi-OPP	8 Craddick Street	SAP 2021	15/06/2026	72.58	1.62	91	90	5	3.78	63.37	66.98	5.39	12.01	12.79	6.1	37.22	39.24	5.15
Plot 226	Hickory (Gabled)	Demi-AS	10 Craddick Street	SAP 2021	15/06/2026	72.58	1.62	91	90	5	4.95	63.14	66.58	5.17	11.97	12.71	5.82	37.68	38.91	3.16
Plot 227	Cedar	Semi-OPP	12 Craddick Street	SAP 2021	15/06/2026	88.82	0.81	86	94	5	3.73	45.22	55.23	18.13	6.9	10.59	34.84	33	35.33	6.58
Plot 228	Cedar	Semi-AS	14 Craddick Street	SAP 2021	15/06/2026	88.82	0.81	86	94	5	3.99	45.22	55.23	18.13	6.9	10.59	34.84	33.16	35.33	6.13
Plot 229	Cedar	Semi-OPP	16 Craddick Street	SAP 2021	09/06/2026	88.82	0.81	86	94	5	4	45.22	55.23	18.13	6.9	10.59	34.84	33.17	35.33	6.11
Plot 230	Acacia	Semi-AS	18 Lyndon Avenue	SAP 2021	09/06/2026	88.66	0.81	87	94	5	4.09	44.17	55.65	20.62	6.79	10.68	36.42	34.19	36.15	5.43
Plot 231	Cedar	Semi-OPP	20 Lyndon Avenue	SAP 2021	09/06/2026	88.82	0.81	87	94	5	4.63	45.11	56.2	19.73	6.95	10.77	35.47	34.61	36.18	4.35
Plot 232	Cedar	Semi-AS	22 Lyndon Avenue	SAP 2021	09/06/2026	88.82	0.81	87	94	5	4.3	45.11	56.2	19.74	6.95	10.77	35.47	34.38	36.18	4.97
Plot 233	Hickory (Hipped)	Demi-OPP	24 Lyndon Avenue	SAP 2021	09/06/2026	72.58	1.62	91	90	5	3.93	63.77	67.33	5.29	12.09	12.85	5.91	37.33	39.35	5.14
Plot 234	Olive	Semi-AS	17 Ropework Street	SAP 2021	09/06/2026	72.58	1.62	91	90	5	4.07	64.01	67.92	5.75	12.14	12.97	6.4	38.43	40.32	4.68
Plot 235	Hickory (Gabled)	Demi-OPP	15 Ropework Street	SAP 2021	05/05/2026	72.58	1.62	91	90	5	4	65.7	67.04	2	12.44	12.8	2.81	37.13	39.11	5.05
Plot 236	Hickory (Gabled)	Demi-AS	13 Ropework Street	SAP 2021	05/05/2026	72.58	1.62	91	90	5	3.98	66.08	67.33	1.86	12.51	12.85	2.65	37.41	39.35	4.94
Plot 237	Hickory (Gabled)	Demi-OPP	11 Ropework Street	SAP 2021	10/05/2026	72.58	1.62	91	90	5	3.96	65.7	67.04	2	12.44	12.8	2.81	37.1	39.11	5.12
Plot 238	Hickory (Gabled)	Demi-AS	9 Ropework Street	SAP 2021	05/05/2026	72.58	1.62	91	90	5	3.88	65.91	67.33	2.1	12.48	12.85	2.88	37.2	39.35	5.45
Plot 239	Cedar	End-Ter-OPP	7 Ropework Street	SAP 2021	10/05/2026	88.82	0.81	86	94	5	3.98	48.59	56.2	13.55	7.52	10.77	30.18	34.17	36.18	5.55
Plot 240	Cedar	Mid-Ter-OPP	5 Ropework Street	SAP 2021	10/05/2026	88.82	0.81	87	94	5	3.99	43.31	51.29	15.56	6.54	9.86	33.67	29.86	31.76	5.98
Plot 241	Cedar	End-Ter-AS	3 Ropework Street	SAP 2021	10/05/2026	88.82	0.81	86	94	5	3.83	48.59	56.2	13.55	7.52	10.77	30.18	34.08	36.18	5.81
Plot 242	Acacia	Semi-OPP	40 Ropework Street	SAP 2021	07/08/2026	88.66	0.81	86	94	5	4.14	47.75	57.11	16.4	7.36	10.95	32.79	35.72	37.42	4.56
Plot 243	Cedar	Semi-AS	42 Ropework Street	SAP 2021	07/08/2026	88.82	0.81	87	94	5	3.87	45.11	56.2	19.74	6.95	10.77	35.47	34.11	36.18	5.74
Plot 244	Cedar	Semi-OPP	44 Ropework Street	SAP 2021	07/08/2026	88.82	0.81	87	94	5	3.93	45.11	56.2	19.74	6.95	10.77	35.47	34.14	36.18	5.64
Plot 245	Cedar	Semi-AS	46 Ropework Street	SAP 2021	07/08/2026	88.82	0.81	87	94	5	4.12	45.11	56.77	20.55	6.95	10.88	36.12	34.67	36.7	5.54
Plot 246	Hickory (Gabled)	Demi-AS	38 Ropework Street	SAP 2021	22/05/2026	72.58	1.62	91	90	5	4.34	64.01	65.74	2.63	12.13	12.56	3.42	36.1	38.03	5.07
Plot 247	Hickory (Gabled)	Demi-OPP	36 Ropework Street	SAP 2021	22/05/2026	72.58	1.62	91	90	5	4.65	64.39	66.02	2.47	12.2	12.61	3.25	36.6	38.26	4.33
Plot 248	Cedar	End-Ter-AS	34 Ropework Street	SAP 2021	22/05/2026	88.82	0.81	86	94	5	4.25	47.27	55.23	14.42	7.28	10.59	31.26	33.33	35.33	5.65
Plot 249	Cedar	Mid-Ter-OPP	32 Ropework Street	SAP 2021	22/05/2026	88.82	0.81	87	95	5	4.86	42.17	50.31	16.19	6.33	9.68	34.61	29.46	30.9	4.69
Plot 250	Cedar	End-Ter-OPP	30 Ropework Street	SAP 2021	22/05/2026	88.82	0.81	86	94	5	4.75	47.34	55.23	14.29	7.29	10.59	31.16	33.67	35.33	4.68
Plot 251	Cedar	Semi-AS	28 Ropework Street	SAP 2021	10/05/2026	88.82	0.81	86	94	5	3.99	47.27	55.23	14.42	7.28	10.59	31.26	33.16	35.33	6.13
Plot 252	Cedar	Semi-OPP	26 Ropework Street	SAP 2021	10/05/2026	88.82	0.81	86	94	5	3.99	47.27	55.23	14.42	7.28	10.59	31.26	33.16	35.33	6.13
Plot 253	Hickory (Hipped)	End-Ter-AS	24 Ropework Street	SAP 2021	10/05/2026	72.58	1.62	91	90	5	3.91	63.96	65.74	2.71	12.12	12.56	3.5	35.75	38.03	5.99
Plot 254	Hickory	Mid-Ter-OPP	22 Ropework Street	SAP 2021	10/05/2026	72.58	1.62	92	91	5	3.34	57.36	59.64	3.82	10.89	11.42	4.64	29.88	32.52	8.11
Plot 255	Hickory (Hipped)	End-Ter-OPP	20 Ropework Street	SAP 2021	10/05/2026	72.58	1.62	91	90	5	3.9	64.31	66.02	2.58	12.18	12.61	3.41	36.01	38.26	5.87
Plot 256	Cedar	Semi-AS	18 Ropework Street	SAP 2021	15/04/2026	88.82	0.81	86	94	5	4.82	45.34	55.23	17.91	6.92	10.59	34.66	33.72	35.33	4.54
Plot 257	Cedar	Semi-OPP	16 Ropework Street	SAP 2021	24/04/2026	88.82	0.81	86	94	5	4.77	45.3	55.23	17.99	6.91	10.59	34.75	33.69	35.33	4.64
Plot 258	Hickory (Gabled)	Demi-AS	14 Ropework Street	SAP 2021	15/04/2026	72.58	1.62	91	91	5	3.71	61.82	65.74	5.96	11.72	12.56	6.69	35.66	38.03	6.23
Plot 259	Hickory (Gabled)	Demi-OPP	12 Ropework Street	SAP 2021	10/04/2026	72.58	1.62	91	90	5	4.13	62.2	66.02	5.79	11.79	12.61	6.5	36.25	38.26	5.25
Plot 260	ADU1009	Semi-AS	10 Ropework Street	SAP 2021	10/04/2026	95.2	0.81	86	94	5	3.93	46.31	54.87	15.6	7.16	10.52	31.94	34.01	36.13	5.87
Plot 261	ADU1009	Semi-OPP	8 Ropework Street	SAP 2021	10/04/2026	95.2	0.81	86	94	5	4.5	46.31	54.87	15.6	7.16	10.52	31.94	34.39	36.13	4.82
Plot 262	ADU835	Semi-AS	6 Ropework Street	SAP 2021	10/04/2026	78.96	1.62	91	90	5	3.82	60.6	62.47	3	11.47	11.95	4.02	35.34	37.39	5.49
Plot 263	ADU835	Semi-OPP	4 Ropework Street	SAP 2021	10/04/2026	78.96	1.62	91	90	5	3.6	60.6	62.47	3	11.47	11.95	4.02	35.2	37.39	5.87