

Rating Prediction Checklist








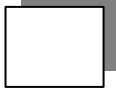
This pre-assessment prediction checklist allows a quick evaluation of the likely rating to be achieved under a formal EcoHomes assessment.

NOTE: This checklist is a simplified version of the full method and for this reason the final EcoHomes rating may vary from that obtained by using it. Advice should be sought from a Registered Assessor at an early stage in a project to ensure that the predicted rating will be obtained. BRE can provide a list of currently Registered Assessors.

Issue	points available	Unit specific points	Location specific points
Energy		Points achieved	
A	Credits are awarded to achieve CO ₂ emissions as follows: <ul style="list-style-type: none"> • EITHER: Less than or equal to 60 kg/m²/yr • OR: Less than or equal to 55 kg/m²/yr • OR: Less than or equal to 50 kg/m²/yr • OR: Less than or equal to 45 kg/m²/yr • OR: Less than or equal to 40 kg/m²/yr • OR: Less than or equal to 35 kg/m²/yr • OR: Less than or equal to 30 kg/m²/yr • OR: Less than or equal to 20 kg/m²/yr • OR: Less than or equal to 10 kg/m²/yr • OR: Less than or equal to 0 kg/m²/yr 	2 OR 4 OR 6 OR 8 OR 10 OR 12 OR 14 OR 16 OR 18 OR 20	<input type="text"/> max 20
B	Improving the performance of the building envelope compared with building regulations: <ul style="list-style-type: none"> • EITHER: 10% improvement • OR: 15% improvement • OR: 20% improvement • OR: 25% improvement • OR: 30% improvement 	2 OR 4 OR 6 OR 8 OR 10	<input type="text"/> max 10
C	Provision of secure drying space	2	<input type="text"/> max 2
D	Provision of eco labelled white goods with the following energy ratings: <ul style="list-style-type: none"> • EITHER: All fridges, freezers, fridge-freezers with a rating of B or higher • PLUS: All washing machines have a rating of B or higher and washer dryers and dryers with a rating of C or higher • OR: No white goods provided 	2 +2 OR 2	<input type="text"/> max 4
E	Provision of external lighting systems which are low energy: <ul style="list-style-type: none"> • EITHER: All feature external lighting and out building lighting to accommodate CFLs or fluorescent strips only • PLUS: Security lighting with maximum wattage of 150 watts and appropriate controls • OR: No external light fittings 	2 +2 OR 2	<input type="text"/> max 4
Total Number of Energy Points Achieved			<input type="text"/> max 40

Transport				
F	Developing a site with good access to public transport <ul style="list-style-type: none"> • EITHER: 80% of the development within 500m of a well served public transport node • OR: 80% of the development within 1000m of a well served public transport node 	4 OR 2		<input type="checkbox"/> max 4
G	Provision of cycle storage	2	<input type="checkbox"/> max 2	
H	Proximity to local amenities: <ul style="list-style-type: none"> • Within 500m of a food shop and post box; • PLUS: Within 1000m of 5 out of 9 of the following: post office, bank, chemist, school, medical centre, leisure centre, community centre, public house, children's play area • PLUS: Safe pedestrian routes to the local amenities 	2 +2 +2		<input type="checkbox"/> max 6
I	Provision of a space, and services, for a home office	2	<input type="checkbox"/> max 2	
Total Number of Transport Points Achieved				<input type="checkbox"/> max 14
Pollution				
J	Ensuring that no ozone depleting substances are used in the construction of the building, specifically: <ul style="list-style-type: none"> • Roof (inc. loft hatch) • Wall (inc. doors) • Floor (inc. foundations) • Hot water cylinder 	4 +4 +4 +4	<input type="checkbox"/> max 16	
K	The specification of boilers with low NO _x emitting burners: <ul style="list-style-type: none"> • EITHER: Less than 150 mg/kWh • OR: Less than 100 mg/kWh • OR: Less than 70 mg/kWh 	4 OR 8 OR 12	<input type="checkbox"/> max 12	
Total Number of Pollution Points Achieved				<input type="checkbox"/> max 28

Materials				
L	Sustainably managed timber for basic building elements: <ul style="list-style-type: none"> • EITHER: FSC certification; • OR: UK grown timber • OR: Information of precise origin and confirmation that they are cut under government licence 	6 OR 4 OR 2	<input type="text"/> max 6	
M	Sustainably managed timber for finishing elements: <ul style="list-style-type: none"> • EITHER: FSC certification; • OR: UK grown timber • OR: Information of precise origin and confirmation that they are cut under government licence 	3 OR 2 OR 1	<input type="text"/> max 3	
N	Storage of recyclable waste: <ul style="list-style-type: none"> • EITHER: Provision of internal and external storage; • OR: Provision of internal storage only • OR: Provision of external storage only 	6 OR 2 OR 2	<input type="text"/> max 6	
O	The following elements obtaining an A rating from the Green Guide for Housing: <ul style="list-style-type: none"> • Roof • PLUS: External walls • PLUS: Internal walls • PLUS: Floors • PLUS: Windows • PLUS: Hard landscaping and fencing 	3 +3 +3 +3 +2 +2	<input type="text"/> max 16	
Total Number of Materials Points Achieved			<input type="text"/> max 31	
Water				
P	Reducing the consumption of water: <ul style="list-style-type: none"> • EITHER: Less than 45 m³ per bedroom per year • OR: Less than 40 m³ per bedroom per year • OR: Less than 35 m³ per bedroom per year • OR: Less than 30 m³ per bedroom per year • OR: Less than 25 m³ per bedroom per year 	4 OR 8 OR 12 OR 16 OR 20	<input type="text"/> max 20	
Total Number of Water Points Achieved			<input type="text"/> max 20	

Land Use and Ecology				
Q	Ecological value of land: <ul style="list-style-type: none"> • Building on a site which is of low ecological value • PLUS: Enhancing the ecological value of the site through consultation with an accredited expert • PLUS: Ensuring the protection of any existing ecological features on the site 	3 +3 +3		 max 9
R	Change of ecological value of the site: <ul style="list-style-type: none"> • EITHER: A significant decrease in ecological value • OR: A minor decrease in ecological value • OR: No change in ecological value • OR: A minor increase in ecological value • OR: A significant increase in ecological value 	0 OR 3 OR 6 OR 9 OR 12		 max 12
S	Making effective use of the building foot-print; <ul style="list-style-type: none"> • EITHER: 60% achieving over 2 stories • OR: 80% achieving over 2 stories 	3 OR 6	 max 6	
Total Number of Land Use and Ecology Points Achieved				 max 27
Health and Well Being				
T	Provision of adequate daylighting, according to BS 8206:pt2 in: <ul style="list-style-type: none"> • In the kitchen • In other habitable rooms 	4 +4	 max 8	
U	Designed for improved sound proofing above the requirements of the Building regulations <ul style="list-style-type: none"> • EITHER: Party walls designed above Building Regs. requirements • OR: Party walls designed significantly above Building Regs. requirements • OR: Party walls designed well above Building Regs. requirements • PLUS: Party floors designed above Building Reg. Requirements or where there are no party floors • OR: Where unit is a detached house 	4 OR 8 OR 12 +4 OR 16	 max 16	
V	Provision of private or semi private outdoor space	4	 max 4	
Total Number of Health and Well Being Points Achieved				 max 28

Total points -
(summed from previous pages total boxes)






max 188

Using the checklist

Complete the checklist by going through the points and marking those which have been achieved.

Sum the number of points which have been achieved and compare the score with table below. Use this table to predict the final EcoHomes score.

Ratings

	Rating	Average weighting points (max 188)
	Pass	68
	Good	90
	Very Good	113
	Excellent	132

Note that this sheet only provides a rough estimate of how a development will score and must not be compared to the credits that an assessor will give the development. It will however give you a first indication of your final score.