



EcoHomes 2005 – The environmental rating for homes

Rating Prediction Checklist

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

NOTE: *The rating obtained by using this checklist is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed EcoHomes assessor. Full guidance on the credit requirements can be found at www.ecohomes.org. Advice should be sought from a Licensed Assessor at an early stage in a project to ensure that the predicted rating will be obtained. A list of licensed assessors can be found at the EcoHomes website or by contacting the BREEAM office.*

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Ene3	Drying space Provision of drying space	1.07	(max 1.07)	
Ene4	Eco Labelled white goods Provision of eco labelled white goods with the following energy ratings: <ul style="list-style-type: none"> All fridges, freezers, fridge-freezers with an A rating All washing machines, and dishwashers where supplied, with an A rating and washer dryers and dryers with a rating of B or higher OR <ul style="list-style-type: none"> No white goods provided but info on Eco labelling 	1.07 1.07 1.07	(max 2.14)	
Ene5	External Lighting Space lighting <ul style="list-style-type: none"> all space lighting is specifically designed to accommodate only compact fluorescent lamps (CFL) or fluorescent strip lighting Security lighting <ul style="list-style-type: none"> all intruder lighting to be 150 watts maximum and be fitted with PIR and daylight sensor and all other type of security lighting to accommodate CFLs or fluorescent strips only and be fitted with dawn to dusk sensors or timers 	1.07 1.07	(max 2.14)	
Total Number of Energy Credits Achieved			(max 21.42)	
Transport				
Tra1	Public Transport Urban and suburban areas 80% of the development within: <ul style="list-style-type: none"> 500m of a 15 min peak and a half hourly off peak service 1000m of a 30 min peak and hourly off peak service Rural areas 80% of the development within: <ul style="list-style-type: none"> 500m of an hourly service 1000m of an hourly service OR a community bus service 	2.14 1.07 2.14 1.07	(max 2.14)	
Tra2	Cycle storage Provision of cycle storage for: <ul style="list-style-type: none"> 50% of dwellings 95 % of dwellings 	1.07 2.14	(max 2.14)	

Tra3	Local Amenities Proximity to local amenities: <ul style="list-style-type: none"> • Within 500m of a food shop and post box; • Within 1000m of 5 of the following: postal facility, bank/ cash machine, pharmacy, primary school, medical centre, leisure centre, community centre, public house, children's play area, public park or village green • Safe pedestrian routes to the local amenities 	1.07 1.07 1.07		(max 3.21)
Tra4	Home office Provision of space, and services, for a home office	1.07	(max 1.07)	
Total Number of Transport Credits Achieved			(max 8.56)	
Pollution				
Pol1	Insulation ODP and GWP Specifying insulating materials, that avoid the use of ozone depleting substances and have a global warming potential (GWP) of less than 5, in either manufacture or composition, for the following elements: <ul style="list-style-type: none"> • Roof (incl. loft hatch) • Wall – internal and external (incl. doors and window lintels) • Floor (incl. foundations) • Hot water cylinder (incl. pipe insulation and other thermal store) 	2.14	(max 2.14)	
Pol2	NO_x emissions 95% of dwellings throughout the development must be served by heating and hot water systems with an average NO _x emission rate of less than or equal to the levels listed below. <ul style="list-style-type: none"> • Less than or equal to 150 NO_x mg/kWh • Less than or equal to 100 NO_x mg/kWh • Less than or equal to 70 NO_x mg/kWh 	2.14 4.29 6.43	(max 6.43)	
Pol3	Reduction of surface runoff Reducing peak surface runoff rates to either natural or municipal systems by 50% for: <ul style="list-style-type: none"> • Hard surface runoff • Roof runoff 	2.14 2.14	(max 4.28)	

Pol4	Zero Emission Energy Source At least 10% of either the heat (space & hot water) demand or the non heat electrical demand within the development is supplied from local renewable energy sources.	2.14	(max 2.14)	
Total Number of Pollution Credits Achieved			(max 14.99)	
Materials				
Mat1	Timber: Basic building elements Percentage of certified* timber and timber products and/or recycled/ reused elements: 30% and origin of remaining timber Non Temperate 30% and origin of remaining timber Temperate 60% and origin of remaining timber Non Temperate 60% and origin of remaining timber Temperate 75% and origin of remaining timber Non Temperate 75% and origin of remaining timber Temperate *CSA, FSC, MTCC, PEFC, SFI or any combination of these is acceptable but ONLY where subject to full third party chain of custody.	0.00 0.97 0.97 1.94 1.94 2.90	(max 2.90)	
Mat2	Timber: Finishing elements Percentage of certified* timber and timber products and/or recycled/ reused elements: 30% and origin of remaining timber Non Temperate 30% and origin of remaining timber Temperate 60% and origin of remaining timber Non Temperate 60% and origin of remaining timber Temperate 75% and origin of remaining timber Non Temperate 75% and origin of remaining timber Temperate *CSA, FSC, MTCC, PEFC, SFI or any combination of these is acceptable but ONLY where subject to full third party chain of custody.	0.00 0.48 0.48 0.97 0.97 1.45	(max 1.45)	
Mat3	Recyclable Materials Storage of recyclable waste: <ul style="list-style-type: none"> • Provision of internal AND external (or LA collection) storage • Provision of internal storage only • Provision of external storage (or LA collection) only 	2.90 0.97 0.97	(max 2.90)	





Mat4	Environmental Impact of Materials			
	The following elements obtaining an A rating from the Green Guide for Housing:			
	• Roof	1.45		
	• External walls	1.45		
	• Internal walls - party walls and internal partitions	1.45		
	• Floors	1.45		
	• Windows	0.97		
	• External surfacing	0.48		
	• Boundary protection	0.48		
			(max 7.73)	
Total Number of Materials Credits Achieved				
			(max 14.98)	
Water				
Wat1	Internal water use			
	• Less than 50 m ³ per bedspace per year	1.67		
	• Less than or equal to 45 m ³ per bedspace per year	3.33		
	• Less than or equal to 40 m ³ per bedspace per year	5.00		
	• Less than or equal to 35 m ³ per bedspace per year	6.67		
	• Less than or equal to 30 m ³ per bedspace per year	8.33		
			(max 8.33)	
Wat2	External water use			
	Rain water collection system for watering gardens and landscaped areas	1.67		
			(max 1.67)	
Total Number of Water Credits Achieved				
			(max 10.00)	
Land Use and Ecology				
Eco1	Ecological value of site			
	• Building on land which is inherently of low ecological value	1.67		
			(max 1.67)	
Eco2	Ecological enhancement			
	• Enhancing the ecological value of the site through consultation with an accredited expert	1.67		
			(max 1.67)	
Eco3	Protection of ecological features			
	• Ensuring the protection of any existing ecological features on the site	1.67		
			(max 1.67)	

Eco4	Change of ecological value of site			
	<ul style="list-style-type: none"> • A change of between –9 and –3 species • A change of between –3 and +3 species • A change between +3 and +9 species • A change of greater than +9 species 	1.67 3.33 5.00 6.67		(max 6.67)
Eco5	Building footprint			
	Making effective use of the building foot-print; <ul style="list-style-type: none"> • 60% achieving the requirement • 80% achieving the requirement 	1.67 3.33		(max 3.33)
Total Number of Land Use and Ecology Credits Achieved				(max 15.01)
Health and Well Being				
Hea1	Daylighting			
	Provision of adequate daylighting, according to BS 8206:pt2 in: <ul style="list-style-type: none"> • In the kitchen • In living rooms, dining rooms and studies • View of sky in all above rooms 	1.88 1.88 1.88		(max 5.64)
Hea2	Sound Insulation			
	Pre-completion testing to comply or improve on performance standards in Approved Document E (2003 Edition). <ul style="list-style-type: none"> • 2 tests* meeting part E requirements • 3 tests* meeting part E requirements • 3 tests* airborne 3dB higher and impact 3dB lower than part E requirements • 3 tests* airborne 5dB higher and impact 5dB lower than part E requirements * for every ten dwellings in a group or subgroup.	1.88 3.76 5.64 7.52		(max 7.52)
Hea3	Private space			
	Provision of private or semi private space	1.88		(max 1.88)
Total Number of Health and Well Being Credits Achieved				(max 15.04)
Total all sections				
				(max 100)

Using the checklist

This checklist should only be used to predict the rating that might be achieved under a formal EcoHomes assessment, prior to the appointment of a licensed assessor.

Complete the checklist by going through the credits and marking those which have been achieved. The EcoHomes score is awarded on the basis of the total percentage of credits achieved as indicated in the table below.

	Rating	Score
	Pass	36
	Good	48
	Very Good	60
	Excellent	70

Note that the predicted score must only be used as guidance to the design team and can not be used to demonstrate compliance with BREEAM.

For further information about EcoHomes including a contact list of licensed assessors please contact:

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