



## EcoHomes 2005 – The environmental rating for homes

### Pre Assessment Estimator– 2005 / 1.1

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

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

<b>Tra3</b>	<b>Local Amenities</b>  Proximity to local amenities: <ul style="list-style-type: none"> <li>• Within 500m of a food shop and post box;</li> <li>• 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</li> <li>• Safe pedestrian routes to the local amenities</li> </ul>	1.07 1.07  1.07		(max 3.21)
<b>Tra4</b>	<b>Home office</b>  Provision of space, and services, for a home office	1.07		(max 1.07)
Total Number of Transport Credits Achieved				(max 8.56)
<b>Pollution</b>				
<b>Po1</b>	<b>Insulation ODP and GWP</b>  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"> <li>• Roof (incl. loft hatch)</li> <li>• Wall – internal and external (incl. doors and window lintels)</li> <li>• Floor (incl. foundations)</li> <li>• Hot water cylinder (incl. pipe insulation and other thermal store)</li> </ul>	2.14		(max 2.14)
<b>Po2</b>	<b>NO<sub>x</sub> emissions</b>  95% of dwellings throughout the development must be served by heating and hot water systems with an average NO <sub>x</sub> emission rate of less than or equal to the levels listed below. <ul style="list-style-type: none"> <li>• Less than or equal to 150 NO<sub>x</sub> mg/kWh</li> <li>• Less than or equal to 100 NO<sub>x</sub> mg/kWh</li> <li>• Less than or equal to 70 NO<sub>x</sub> mg/kWh</li> </ul>	2.14 4.29 6.43		(max 6.43)
<b>Po3</b>	<b>Reduction of surface runoff</b>  Reducing peak surface runoff rates to either natural or municipal systems by 50% for: <ul style="list-style-type: none"> <li>• Hard surface runoff</li> <li>• Roof runoff</li> </ul>	2.14 2.14		(max 4.28)

<b>Pol4</b>	<b>Zero Emission Energy Source</b>  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)	
<b>Materials</b>				
<b>Mat1</b>	<b>Timber: Basic building elements</b>  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)	
<b>Mat2</b>	<b>Timber: Finishing elements</b>  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)	
<b>Mat3</b>	<b>Recyclable Materials</b>  Storage of recyclable waste: <ul style="list-style-type: none"> <li>• Provision of internal AND external (or LA collection) storage</li> <li>• Provision of internal storage only</li> <li>• Provision of external storage (or LA collection) only</li> </ul>	2.90 0.97 0.97	(max 2.90)	





<b>Mat4</b>	<b>Environmental Impact of Materials</b>			
	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)
<b>Water</b>				
<b>Wat1</b>	<b>Internal water use</b>			
	• Less than 50 m <sup>3</sup> per bedspace per year	1.67		
	• Less than or equal to 45 m <sup>3</sup> per bedspace per year	3.33		
	• Less than or equal to 40 m <sup>3</sup> per bedspace per year	5.00		
	• Less than or equal to 35 m <sup>3</sup> per bedspace per year	6.67		
	• Less than or equal to 30 m <sup>3</sup> per bedspace per year	8.33		
			(max 8.33)	
<b>Wat2</b>	<b>External water use</b>			
	Rain water collection system for watering gardens and landscaped areas	1.67		
			(max 1.67)	
Total Number of Water Credits Achieved				(max 10.00)
<b>Land Use and Ecology</b>				
<b>Eco1</b>	<b>Ecological value of site</b>			
	• Building on land which is inherently of low ecological value	1.67		
				(max 1.67)
<b>Eco2</b>	<b>Ecological enhancement</b>			
	• Enhancing the ecological value of the site through consultation with an accredited expert	1.67		
				(max 1.67)
<b>Eco3</b>	<b>Protection of ecological features</b>			
	• Ensuring the protection of any existing ecological features on the site	1.67		
				(max 1.67)

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

## Using the Pre Assessment Estimator

This Pre Assessment Estimator should only be used to estimate the rating that might be achieved under a formal EcoHomes assessment, prior to the appointment of a licensed assessor.

Complete the estimator 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 estimated score must only be used as guidance to the design team and can not be used to demonstrate compliance with BREEAM. BRE cannot accept responsibility for any inaccuracies or for consequential loss incurred as a result of such inaccuracies arising through the use of the estimator.*

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

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