



# Assessment Services

## Overview

The Vinden Partnership is conscious that construction must become more 'green' and is committed to providing a more ethical service and assisting other stakeholders to do the same. We are able to advise on how construction can ease the burden on the environment.

This section highlights the services we can provide to monitor and achieve approved ratings, or better, for our construction clients.

We offer general advice as well as the following monitoring and assessment services:

- Code for Sustainable Homes Assessments & EcoHomes Assessments
- Standard Assessment Procedure Assessments (SAPs)
- Energy Performance Certificates
- Housing Quality Indicator Calculations (HQIs)
- Prediction Assessments
- Site Waste Management Plans (SWMPs)
- Design Brief Reviews
- Home Calculation Reports



## Code for Sustainable Homes & EcoHomes Assessments

The Vinden Partnership is fully certified to provide both Code for Sustainable Homes and EcoHomes Assessments. Numerous staff are certified with the Building Research Establishment (BRE) to provide these services.

Code for Sustainable Homes Assessments have been created to assess new-build homes only and provide an independently verified environmental assessment of individual dwellings. Homes are graded on a scale of Levels 1–6.

EcoHomes Assessments will remain for the foreseeable future as a means of assessing refurbished dwellings and grading them on the existing Pass / Good / Very Good / Excellent scale.

Both Code for Sustainable Homes and EcoHomes give a credible label to homes and demonstrate the following:

- Sustainability credentials to planning authorities to assist smooth passage through the planning process
- Green credentials to investors, owners and inhabitants
- Superior environmental design resulting in:
  - (i) Reduced running costs through greater energy, water efficiency and reduced maintenance
  - (ii) Healthy comfortable and flexible internal environments
  - (iii) Less dependence on the car and other transport methods
  - (iv) Giving developers an advantage with development regulations

## Assessment Services (cont'd)



### Site Waste Management Plans (SWMPs)

New legislation which came into force in April 2008 states that all construction and refurbishment projects with a value in excess of £250,000 (including labour and materials) must have a Site Waste Management Plan.

DEFRA have empowered Local Authorities and the Environment Agency to monitor the implementation and use of the SWMPs and are authorised to check and assess their effectiveness. It will be an offence not to produce a Management Plan or to fail to implement or comply with a produced Plan.

A Plan will set out parameters on how unwanted construction materials and packaging will be monitored, reduced, reused, recycled and disposed.

The Vinden Partnership can:

- Produce Site Waste Management Plans from procurement stage through to project completion
- Review procedures via Key Performance Indicators and benchmarking data
- Undertake waste audits identifying your company's waste and waste streams
- Provide general advice on improvement, training and support for your organisation

### Prediction Assessment Service

The Vinden Partnership has worked with numerous social housing and commercial clients who have identified that an indication of a likely Code For Sustainable Homes or EcoHomes Assessment rating is helpful in advance of the full information being available. Here we can provide a prediction of the likely outcome. This is especially useful where a specific rating is required.

### Design Brief Review

The Vinden Partnership can undertake a full review of your current documentation including Design Briefs, Standard Employer's Requirements and the like to ensure compliance with the main EcoHomes requirements.

### Standard Assessment Procedures (SAPs)

The Standard Assessment Procedure (SAP), like Code For Sustainable Homes and EcoHomes, is run by the Building Research Establishment (BRE). This measures the energy efficiency of new and refurbished homes and considers build and construction details and properties.

Building materials, heating systems and the like are measured against stock values provided by the Government. Every dwelling in a development is assessed and given a Target Emission Rate which must be achieved to pass Building Regulations. The rating is given as a mass of carbon emitted per year per m<sup>2</sup> area of a dwelling.

The Vinden Partnership can produce the assessments and advise generally on how assessments can be improved.

## Assessment Services (cont'd)



### Home Condition Reports

**A Home Condition Report, produced by The Vinden Partnership, will form part of the Home Information Pack highlighting any serious defects and providing a general overview of the rest of the whole property.**

The report lists general information about the house, covering items that would be of special interest to the bank in cases where buyers are taking out a mortgage. The report will also include external and internal elements of the home, as well as covering any defects or signs of damp. In addition, the report briefly covers the condition of electrical and other services, but will not test any appliance. Once complete, The Vinden Partnership will suggest areas of improvement to make the home more efficient, and also produce an energy report (EPC).

### Energy Performance Certificates

**Energy Performance Certificates have been introduced to help improve the energy efficiency of all buildings. Since October 2008 all properties - homes, commercial and public buildings - when bought, sold, built or rented need an EPC.**

The Vinden Partnership has a number of fully qualified and accredited energy assessors that produce EPCs alongside an associated report which suggests improvements to make a building more energy efficient. The EPC can be provided for both new build and existing houses - if dealing with a new build, most of the information required will be shown on planning drawings and in the specifications of a development and rarely requires a site visit. However, for existing buildings, a site visit is required to determine factors that may have changed over time and also to check the quality of items provided within the home.



### For further information:

If you require further information on any of our services, or if you wish to discuss your requirements with us, please do not hesitate to contact us:

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