

# GUIDANCE FOR COMPLETING THE EVALUATION SCORE SHEET

January 2021

Please read this document before completing the **Evaluation Score Sheet**.

## **1.0 ENVIRONMENTAL IMPACT (IN USE)**

Maximum Score: 35

The environmental impact of the development in operation will be scored using the Standard Assessment Procedure (SAP). The overall average rating of the Residential elements of the development will be scored as follows:

SAP Score	Points	(SAP rating)	(equiv. CfSH level)
90+	35	A/B	6
84-89	32	B	5
81-83	30	B	4
69-80	25	C	4
55-68	10	D	3
<55	0	E-F	<3

Important Note: Whilst SAP is currently being updated, current SAP 2012 should be used. This will be reviewed ***if and when*** later standards are adopted to run in line with the Future Homes Standard (FHS), and scoring will be updated likewise. All bids will be scored on the same system.

## **2.0 ENVIRONMENTAL IMPACT (CONSTRUCTION)**

Maximum Score: 9

Each of the following 9 areas should be rated according to BRE's Green Guide to produce a rating between A+ and E

Areas under assessment are:

1. External Walls
2. Internal walls / Partitions
3. Roofs
4. Ground Floors
5. Upper floors
6. Floor finishes
7. Windows
8. Insulation
9. Landscaping

Each element achieving the following rating will receive the corresponding score:

Rating	Points
A+	1.0
A	0.8
B	0.6
C	0.4
D	0.2
E	0.0

The scores for each of the 9 elements should be totalled and entered onto the evaluation matrix.

Details and information regarding The Green Guide and the Calculator can be found at the following link: <https://www.bregroup.com/greenguide/podpage.jsp?id=2126>

### **3.0 DELIVERY TIMESCALES**

Maximum Score: 10

Scores are award against what percentage of the project is completed after 5 years (measured as GIFA, and not Value), with the remainder being completed after 8 years. If the project is not due to be complete within 8 years, a score of 0 should be inserted.

% Completed by end of Year 5	Points
100%	10
90%	9
80%	8
70%	7
60%	6
50%	5
40%	4
30%	3
20%	2
10%	1
0%	0

#### **4.0 UNIT MIX**

Maximum score: 9 (3 x 3)

A score should be given for each of the following unit types:

- 1 bed units (including Studio apartments),
- 2 bed units,
- 3+ bed units.

The following scores are available for each Unit Type for the following percentage of mix. Mix percentage is calculated by number of units, not GIFA. Where more than one option is possible, use the higher scoring option. For example, a scheme with 22% of units being 2 bed, would gain a score of 2 for the 2 bed unit type.

Unit Type and Mix			Points
1 bed %	2 bed %	3+ bed %	
25% - 50%	> 25%	> 5%	3
< 25% or > 50%	> 20%	> 4%	2
< 20% or > 60%	> 15%	> 3%	1
< 15% or > 70%	< 15%	< 3%	0

#### **5.0 SPACE STANDARDS**

Maximum Score: 6

Using the guidance within “Technical housing standards – nationally described space standard” published by DLGC (attached), apply a score of between 0 and 2 for each Unit Type according to what percentage of the proposed units meet or exceed the stated GIFA. Note that Technical Requirements on page 4 of the guidance must be adhered to in order to qualify.

1 bed unit	2 beds unit	3+ bed unit	Points
≥ 70.0%	≥ 70.0%	≥ 70.0%	2
≥ 50.0%	≥ 50.0%	≥ 50.0%	1
< 50.0%	< 50.0%	< 50.0%	0

Link to Standards:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/524531/160519\\_Nationally\\_Described\\_Space\\_Standard\\_Final\\_Web\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf)

## **6.0 ARCHITECTURE AND LANDSCAPING**

Maximum Score: 16

### **> SCORED BY THE ASSESSMENT PANEL <**

This section will be scored by the Assessment Panel according to the bidder's response to the following 5 elements with the range of points available for each following in brackets:

1. Approach to Massing (0-3)
2. Approach to Street Frontages (0-3)
3. Approach to Level Changes (0-3)
4. Approach to Materials and Architecture (0-3)
5. Approach to Landscape Design and Amenity (0-4)

Bidders should prepare indicative sketches and designs to illustrate your approach to each of the above. The Assessment Panel will review the proposals, and the response to each element will be judged against the masterplan ambition and opportunities, as either:

- Poor (0 points)
- Inadequate (1 point)
- Good (2 points)
- Very good (3 points)
- Exceptional (4 points – for 'Landscape Design and Amenity' element only)

## **7.0 SMART TECHNOLOGY**

Maximum Score: 7

This section is subdivided into 6 elements with the range of points available for each as stipulated in the following table. Scores for each element should be totalled:

<b>Element</b>	<b>Provision</b>	<b>Points</b>
1. Internet Technology	< 10 units sharing FTTP	2
	>10 units sharing FTTP	1
	FTTC / ADSL / or under 100mbps	0
2. Energy Monitoring	Smart Monitoring	1
	No Smart Monitoring	0
3. Tech Appliances	Smart Appliance tech supplied or wired	1
	Normal Appliances or connections	0
4. Door Entry / Intercom	Smartphone Integration	1
	No Smartphone integration	0
5. HVAC	Intelligent HVAC system	1
	Basic or no HVAC system	0
6. A/V	Integrated speaker system / digital assistance	1
	Basic Freeview / no provision	0

## **8.0 SURFACE PARKING**

Minimising surface parking is encouraged. The following points are awarded:

<b>Number of surface parking spaces</b>	<b>Points</b>
<20	2
20-40	1
>40	0

## **9.0 UNDERCROFT PARKING**

The aim is to ensure that the parking requirement is met as far as possible with under-croft parking.  
The following points are awarded:

<b>Number of under-croft parking spaces</b>	<b>Points</b>
≥150	2
100-149	1
<100	0

## **10.0 NUMBER OF SPACES WITH EV CHARGING INFRASTRUCTURE**

<b>Spaces with EV charging capability</b>	<b>Points</b>
100.0%	4
≥ 80.0%	3
≥ 50.0%	2
≥ 25.0%	1
< 25.0%	0