

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
46	AS06 - Flat S 06 Uren House,	Crouch End	N8 9FG	
47	AS07 - Flat S 07 Uren House,	Crouch End	N8 9FG	
48	AS08 - Flat S 08 Uren House,	Crouch End	N8 9FG	
49	AS11 - Flat S 11 Uren House,	Crouch End	N8 9FG	
50	AS12 - Flat S 12 Uren House,	Crouch End	N8 9FG	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS06 - Flat S 06 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	163.5 / 269	169.0 / 273.25	226.25 / 404.25
AS07 - Flat S 07 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	162.5 / 269	168.25 / 273.25	225.25 / 404.25
AS08 - Flat S 08 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	163.5 / 269	169.0 / 273.25	226.25 / 404.25
AS11 - Flat S 11 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	161.5 / 269	167.5 / 273.25	224.25 / 404.25
AS12 - Flat S 12 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS07 - Flat S 07 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS08 - Flat S 08 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS11 - Flat S 11 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS12 - Flat S 12 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS13 - Flat S 13 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS07 - Flat S 07 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11
AS08 - Flat S 08 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	22 / 62	8 / 10	11 / 11
AS11 - Flat S 11 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
AS12 - Flat S 12 Uren House,	4 / 10	8 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS13 - Flat S 13 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS07 - Flat S 07 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS08 - Flat S 08 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS11 - Flat S 11 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AS12 - Flat S 12 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS13 - Flat S 13 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS07 - Flat S 07 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS08 - Flat S 08 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS11 - Flat S 11 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS12 - Flat S 12 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS13 - Flat S 13 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS07 - Flat S 07 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS08 - Flat S 08 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS11 - Flat S 11 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS12 - Flat S 12 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS13 - Flat S 13
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

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Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
51	AS13 - Flat S 13 Uren House,	Crouch End	N8 9FG	
52	AS14 - Flat S 14 Uren House,	Crouch End	N8 9FG	
53	AS15 - Flat S 15 Uren House,	Crouch End	N8 9FG	
54	AS16 - Flat S 16 Uren House,	Crouch End	N8 9FG	
55	AS17 - Flat S 17 Uren House,	Crouch End	N8 9FG	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS13 - Flat S 13 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	288.0 / 500	164.5 / 269	169.75 / 273.25	227.25 / 404.25
AS14 - Flat S 14 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	289.0 / 500	165.5 / 269	170.5 / 273.25	228.25 / 404.25
AS15 - Flat S 15 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	289.0 / 500	165.5 / 269	170.5 / 273.25	228.25 / 404.25
AS16 - Flat S 16 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	161.5 / 269	167.5 / 273.25	219.25 / 404.25
AS17 - Flat S 17 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	284.0 / 500	160.5 / 269	166.75 / 273.25	223.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
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Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS14 - Flat S 14 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS15 - Flat S 15 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS16 - Flat S 16 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS17 - Flat S 17 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS18 - Flat S 18 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS14 - Flat S 14 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS15 - Flat S 15 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS16 - Flat S 16 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
AS17 - Flat S 17 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	19 / 62	8 / 10	11 / 11
AS18 - Flat S 18 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	18 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS14 - Flat S 14 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS15 - Flat S 15 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS16 - Flat S 16 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	5 / 10	8 / 10

AS17 - Flat S 17 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS18 - Flat S 18 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS14 - Flat S 14 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS15 - Flat S 15 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS16 - Flat S 16 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS17 - Flat S 17 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS18 - Flat S 18 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS14 - Flat S 14 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS15 - Flat S 15 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS16 - Flat S 16 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS17 - Flat S 17 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS18 - Flat S 18
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

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Assessment Details

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Party Details

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Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
56	AS18 - Flat S 18 Uren House,	Crouch End	N8 9FG	
57	AS21 - Flat S 21 Uren House,	Crouch End	N8 9FG	
58	AS22 - Flat S 22 Uren House,	Crouch End	N8 9FG	
59	AS23 - Flat S 23 Uren House,	Crouch End	N8 9FG	
60	AS24 - Flat S 24 Uren House,	Crouch End	N8 9FG	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS18 - Flat S 18 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	159.5 / 269	166.0 / 273.25	222.25 / 404.25
AS21 - Flat S 21 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	161.5 / 269	167.5 / 273.25	224.25 / 404.25
AS22 - Flat S 22 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25
AS23 - Flat S 23 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	288.0 / 500	164.5 / 269	169.75 / 273.25	227.25 / 404.25
AS24 - Flat S 24 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	288.0 / 500	164.5 / 269	169.75 / 273.25	227.25 / 404.25

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	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS21 - Flat S 21 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS22 - Flat S 22 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS23 - Flat S 23 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS24 - Flat S 24 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS25 - Flat S 25 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS21 - Flat S 21 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
AS22 - Flat S 22 Uren House,	4 / 10	8 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS23 - Flat S 23 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AS24 - Flat S 24 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AS25 - Flat S 25 Uren House,	4 / 10	6 / 16	2 / 4	4 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)				Space 22.0/23.0 (AVERAGE)			Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS21 - Flat S 21 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS22 - Flat S 22 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS23 - Flat S 23 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AS24 - Flat S 24 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS25 - Flat S 25 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS21 - Flat S 21 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS22 - Flat S 22 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS23 - Flat S 23 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS24 - Flat S 24 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS25 - Flat S 25 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS21 - Flat S 21 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS22 - Flat S 22 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS23 - Flat S 23 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS24 - Flat S 24 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS25 - Flat S 25 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
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Home Details

Report ref.	Address 1	Town	Postcode	Input set
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62	AS26 - Flat S 26 Uren House,	Crouch End	N8 9FG	
63	AS27 - Flat S 27 Uren House,	Crouch End	N8 9FG	
64	AS28 - Flat S 28 Uren House,	Crouch End	N8 9FG	
65	AS29 - Flat S 29 Uren House,	Crouch End	N8 9FG	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS25 - Flat S 25 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	278.0 / 500	157.0 / 269	159.75 / 273.25	219.75 / 404.25
AS26 - Flat S 26 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	157.5 / 269	164.5 / 273.25	220.25 / 404.25
AS27 - Flat S 27 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	159.0 / 269	165.25 / 273.25	221.75 / 404.25
AS28 - Flat S 28 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	156.5 / 269	163.75 / 273.25	219.25 / 404.25
AS29 - Flat S 29 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	159.5 / 269	166.0 / 273.25	222.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS26 - Flat S 26 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS27 - Flat S 27 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	4 / 20	18 / 18	11 / 16	10 / 10
AS28 - Flat S 28 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS29 - Flat S 29 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS31 - Flat S 31 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS26 - Flat S 26 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	16 / 62	8 / 10	11 / 11
AS27 - Flat S 27 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	18 / 62	8 / 10	11 / 11
AS28 - Flat S 28 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11
AS29 - Flat S 29 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	18 / 62	8 / 10	11 / 11
AS31 - Flat S 31 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS26 - Flat S 26 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS27 - Flat S 27 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS28 - Flat S 28 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AS29 - Flat S 29 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS31 - Flat S 31 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS26 - Flat S 26 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS27 - Flat S 27 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS28 - Flat S 28 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS29 - Flat S 29 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS31 - Flat S 31 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS26 - Flat S 26 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS27 - Flat S 27 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS28 - Flat S 28 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS29 - Flat S 29 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS31 - Flat S 31
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
66	AS31 - Flat S 31 Uren House,	Crouch End	N8 9FG	
67	AS32 - Flat S 32 Uren House,	Crouch End	N8 9FG	
68	AS33 - Flat S 33 Uren House,	Crouch End	N8 9FG	
69	AS34 - Flat S 34 Uren House,	Crouch End	N8 9FG	
70	AS35 - Flat S 35 Uren House,	Crouch End	N8 9FG	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS31 - Flat S 31 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	162.5 / 269	168.25 / 273.25	225.25 / 404.25
AS32 - Flat S 32 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25
AS33 - Flat S 33 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	288.0 / 500	164.5 / 269	169.75 / 273.25	227.25 / 404.25
AS34 - Flat S 34 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	289.0 / 500	165.5 / 269	170.5 / 273.25	228.25 / 404.25
AS35 - Flat S 35 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	278.0 / 500	157.0 / 269	159.75 / 273.25	219.75 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS32 - Flat S 32 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS33 - Flat S 33 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS34 - Flat S 34 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS35 - Flat S 35 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS36 - Flat S 36 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS32 - Flat S 32 Uren House,	4 / 10	8 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS33 - Flat S 33 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AS34 - Flat S 34 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS35 - Flat S 35 Uren House,	4 / 10	6 / 16	2 / 4	4 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AS36 - Flat S 36 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS32 - Flat S 32 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS33 - Flat S 33 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS34 - Flat S 34 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AS35 - Flat S 35 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS36 - Flat S 36 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS32 - Flat S 32 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS33 - Flat S 33 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS34 - Flat S 34 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS35 - Flat S 35 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS36 - Flat S 36 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS32 - Flat S 32 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS33 - Flat S 33 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS34 - Flat S 34 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS35 - Flat S 35 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS36 - Flat S 36
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
71	AS36 - Flat S 36 Uren House,	Crouch End	N8 9FG	
72	AS37 - Flat S 37 Uren House,	Crouch End	N8 9FG	
73	AS38 - Flat S 38 Uren House,	Crouch End	N8 9FG	
74	AS41 - Flat S 41 Uren House,	Crouch End	N8 9FG	
75	AS42 - Flat S 42 Uren House,	Crouch End	N8 9FG	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS36 - Flat S 36 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	288.0 / 500	164.5 / 269	169.75 / 273.25	227.25 / 404.25
AS37 - Flat S 37 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	159.5 / 269	166.0 / 273.25	222.25 / 404.25
AS38 - Flat S 38 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	159.5 / 269	166.0 / 273.25	222.25 / 404.25
AS41 - Flat S 41 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	160.5 / 269	167.5 / 273.25	223.25 / 404.25
AS42 - Flat S 42 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	161.5 / 269	167.5 / 273.25	224.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS37 - Flat S 37 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS38 - Flat S 38 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS41 - Flat S 41 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	7 / 20	18 / 18	11 / 16	10 / 10
AS42 - Flat S 42 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS43 - Flat S 43 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS37 - Flat S 37 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	18 / 62	8 / 10	11 / 11
AS38 - Flat S 38 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	18 / 62	8 / 10	11 / 11
AS41 - Flat S 41 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	18 / 62	8 / 10	11 / 11
AS42 - Flat S 42 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
AS43 - Flat S 43 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	19 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS37 - Flat S 37 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS38 - Flat S 38 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS41 - Flat S 41 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AS42 - Flat S 42 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS43 - Flat S 43 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS37 - Flat S 37 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS38 - Flat S 38 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS41 - Flat S 41 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS42 - Flat S 42 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS43 - Flat S 43 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS37 - Flat S 37 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS38 - Flat S 38 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS41 - Flat S 41 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS42 - Flat S 42 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS43 - Flat S 43
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
76	AS43 - Flat S 43 Uren House,	Crouch End	N8 9FG	
77	AS44 - Flat S 44 Uren House,	Crouch End	N8 9FG	
78	AS45 - Flat S 45 Uren House,	Crouch End	N8 9FG	
79	AS46 - Flat S 46 Uren House,	Crouch End	N8 9FG	
80	AS47 - Flat S 47 Uren House,	Crouch End	N8 9FG	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS43 - Flat S 43 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	284.0 / 500	160.5 / 269	166.75 / 273.25	223.25 / 404.25
AS44 - Flat S 44 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	161.5 / 269	167.5 / 273.25	224.25 / 404.25
AS45 - Flat S 45 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	161.5 / 269	167.5 / 273.25	224.25 / 404.25
AS46 - Flat S 46 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	159.5 / 269	166.0 / 273.25	222.25 / 404.25
AS47 - Flat S 47 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	156.5 / 269	163.75 / 273.25	219.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS44 - Flat S 44 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS45 - Flat S 45 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS46 - Flat S 46 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS47 - Flat S 47 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS48 - Flat S 48 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS44 - Flat S 44 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
AS45 - Flat S 45 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
AS46 - Flat S 46 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	18 / 62	8 / 10	11 / 11
AS47 - Flat S 47 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11
AS48 - Flat S 48 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS44 - Flat S 44 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS45 - Flat S 45 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS46 - Flat S 46 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AS47 - Flat S 47 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS48 - Flat S 48 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS44 - Flat S 44 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS45 - Flat S 45 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS46 - Flat S 46 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS47 - Flat S 47 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS48 - Flat S 48 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS44 - Flat S 44 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS45 - Flat S 45 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS46 - Flat S 46 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS47 - Flat S 47 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS48 - Flat S 48
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
81	AS48 - Flat S 48 Uren House,	Crouch End	N8 9FG	
82	AS49 - Flat S 49 Uren House,	Crouch End	N8 9FG	
83	B01 - Flat 01, Ayres House,	Crouch End	N8 9FH	
84	B02 - Flat 02, Ayres House,	Crouch End	N8 9FH	
85	B03 - Flat 03, Ayres House,	Crouch End	N8 9FH	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS48 - Flat S 48 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	156.5 / 269	163.75 / 273.25	219.25 / 404.25
AS49 - Flat S 49 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	156.5 / 269	163.75 / 273.25	219.25 / 404.25
B01 - Flat 01, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	167.5 / 269	168.5 / 273.25	230.25 / 404.25
B02 - Flat 02, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	164.5 / 269	166.25 / 273.25	227.25 / 404.25
B03 - Flat 03, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	167.0 / 269	170.0 / 273.25	229.75 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS49 - Flat S 49 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B01 - Flat 01, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B02 - Flat 02, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B03 - Flat 03, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	10 / 20	18 / 18	11 / 16	10 / 10
B04 - Flat 04, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	7 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS49 - Flat S 49 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11
B01 - Flat 01, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	28 / 62	8 / 10	11 / 11
B02 - Flat 02, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	25 / 62	8 / 10	11 / 11
B03 - Flat 03, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	25 / 62	8 / 10	11 / 11
B04 - Flat 04, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	28 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS49 - Flat S 49 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B01 - Flat 01, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B02 - Flat 02, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

B03 - Flat 03, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B04 - Flat 04, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS49 - Flat S 49 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B01 - Flat 01, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B02 - Flat 02, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B03 - Flat 03, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B04 - Flat 04, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS49 - Flat S 49 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
B01 - Flat 01, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B02 - Flat 02, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B03 - Flat 03, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9

B04 - Flat 04,
Ayres House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
86	B04 - Flat 04, Ayres House,	Crouch End	N8 9FH	
87	B11 - Flat 11, Ayres House,	Crouch End	N8 9FH	
88	B12 - Flat 12, Ayres House,	Crouch End	N8 9FH	
89	B13 - Flat 13, Ayres House,	Crouch End	N8 9FH	
90	B14 - Flat 14, Ayres House,	Crouch End	N8 9FH	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
B04 - Flat 04, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	168.5 / 269	170.0 / 273.25	231.25 / 404.25
B11 - Flat 11, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	165.5 / 269	167.0 / 273.25	228.25 / 404.25
B12 - Flat 12, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	284.0 / 500	166.5 / 269	167.75 / 273.25	229.25 / 404.25
B13 - Flat 13, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	161.5 / 269	164.0 / 273.25	224.25 / 404.25
B14 - Flat 14, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	162.5 / 269	164.75 / 273.25	225.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
B11 - Flat 11, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B12 - Flat 12, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B13 - Flat 13, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B14 - Flat 14, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B15 - Flat 15, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
B11 - Flat 11, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	26 / 62	8 / 10	11 / 11
B12 - Flat 12, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	27 / 62	8 / 10	11 / 11
B13 - Flat 13, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	22 / 62	8 / 10	11 / 11
B14 - Flat 14, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
B15 - Flat 15, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
B11 - Flat 11, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B12 - Flat 12, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B13 - Flat 13, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

B14 - Flat 14, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B15 - Flat 15, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
B11 - Flat 11, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B12 - Flat 12, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B13 - Flat 13, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B14 - Flat 14, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B15 - Flat 15, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
B11 - Flat 11, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B12 - Flat 12, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B13 - Flat 13, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B14 - Flat 14, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9

B15 - Flat 15,
Ayres House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
91	B15 - Flat 15, Ayres House,	Crouch End	N8 9FH	
92	B16 - Flat 16, Ayres House,	Crouch End	N8 9FH	
93	B21 - Flat 21, Ayres House,	Crouch End	N8 9FH	
94	B22 - Flat 22, Ayres House,	Crouch End	N8 9FH	
95	B23 - Flat 23, Ayres House,	Crouch End	N8 9FH	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
B15 - Flat 15, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	277.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25
B16 - Flat 16, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	167.5 / 269	168.5 / 273.25	230.25 / 404.25
B21 - Flat 21, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	165.5 / 269	167.0 / 273.25	228.25 / 404.25
B22 - Flat 22, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	164.5 / 269	166.25 / 273.25	227.25 / 404.25
B23 - Flat 23, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	163.5 / 269	165.5 / 273.25	226.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
B16 - Flat 16, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B21 - Flat 21, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B22 - Flat 22, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B23 - Flat 23, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B24 - Flat 24, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
B16 - Flat 16, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	28 / 62	8 / 10	11 / 11
B21 - Flat 21, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	26 / 62	8 / 10	11 / 11
B22 - Flat 22, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	25 / 62	8 / 10	11 / 11
B23 - Flat 23, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
B24 - Flat 24, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
B16 - Flat 16, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B21 - Flat 21, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B22 - Flat 22, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

B23 - Flat 23, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B24 - Flat 24, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
B16 - Flat 16, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B21 - Flat 21, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B22 - Flat 22, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B23 - Flat 23, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B24 - Flat 24, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
B16 - Flat 16, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B21 - Flat 21, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B22 - Flat 22, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B23 - Flat 23, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9

B24 - Flat 24,
Ayres House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
96	B24 - Flat 24, Ayres House,	Crouch End	N8 9FH	
97	B25 - Flat 25, Ayres House,	Crouch End	N8 9FH	
98	B26 - Flat 26, Ayres House,	Crouch End	N8 9FH	
99	B31 - Flat 31, Ayres House,	Crouch End	N8 9FH	
100	B32 - Flat 32, Ayres House,	Crouch End	N8 9FH	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
B24 - Flat 24, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	162.5 / 269	164.75 / 273.25	225.25 / 404.25
B25 - Flat 25, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	277.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25
B26 - Flat 26, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	168.5 / 269	169.25 / 273.25	231.25 / 404.25
B31 - Flat 31, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	165.5 / 269	167.0 / 273.25	228.25 / 404.25
B32 - Flat 32, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	164.5 / 269	166.25 / 273.25	227.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
B25 - Flat 25, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B26 - Flat 26, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B31 - Flat 31, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B32 - Flat 32, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B33 - Flat 33, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
B25 - Flat 25, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
B26 - Flat 26, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	29 / 62	8 / 10	11 / 11
B31 - Flat 31, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	26 / 62	8 / 10	11 / 11
B32 - Flat 32, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	25 / 62	8 / 10	11 / 11
B33 - Flat 33, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)				Space 22.0/23.0 (AVERAGE)			Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
B25 - Flat 25, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B26 - Flat 26, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B31 - Flat 31, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

B32 - Flat 32, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B33 - Flat 33, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
B25 - Flat 25, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B26 - Flat 26, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B31 - Flat 31, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B32 - Flat 32, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B33 - Flat 33, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
B25 - Flat 25, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B26 - Flat 26, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B31 - Flat 31, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B32 - Flat 32, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9

B33 - Flat 33,
Ayres House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
101	B33 - Flat 33, Ayres House,	Crouch End	N8 9FH	
102	B34 - Flat 34, Ayres House,	Crouch End	N8 9FH	
103	B35 - Flat 35, Ayres House,	Crouch End	N8 9FH	
104	B36 - Flat 36, Ayres House,	Crouch End	N8 9FH	
105	B41 - Flat 41, Ayres House	Crouch End	N8 9FH	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
B33 - Flat 33, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	163.5 / 269	165.5 / 273.25	226.25 / 404.25
B34 - Flat 34, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	162.5 / 269	164.75 / 273.25	225.25 / 404.25
B35 - Flat 35, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	277.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25
B36 - Flat 36, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	167.5 / 269	168.5 / 273.25	230.25 / 404.25
B41 - Flat 41, Ayres House	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	165.5 / 269	167.0 / 273.25	228.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
B34 - Flat 34, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B35 - Flat 35, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B36 - Flat 36, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B41 - Flat 41, Ayres House	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B42 - Flat 42, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
B34 - Flat 34, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
B35 - Flat 35, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
B36 - Flat 36, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	28 / 62	8 / 10	11 / 11
B41 - Flat 41, Ayres House	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	26 / 62	8 / 10	11 / 11
B42 - Flat 42, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	25 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
B34 - Flat 34, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B35 - Flat 35, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B36 - Flat 36, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

B41 - Flat 41, Ayres House	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B42 - Flat 42, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
B34 - Flat 34, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B35 - Flat 35, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B36 - Flat 36, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B41 - Flat 41, Ayres House	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B42 - Flat 42, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
B34 - Flat 34, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B35 - Flat 35, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B36 - Flat 36, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B41 - Flat 41, Ayres House	8 / 10	5 / 5	1 / 7	4 / 9

B42 - Flat 42,
Ayres House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
106	B42 - Flat 42, Ayres House,	Crouch End	N8 9FH	
107	B43 - Flat 43, Ayres House,	Crouch End	N8 9FH	
108	B44 - Flat 44, Ayres House,	Crouch End	N8 9FH	
109	B45 - Flat 45, Ayres House,	Crouch End	N8 9FH	
110	B46 - Flat 46, Ayres House,	Crouch End	N8 9FH	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
B42 - Flat 42, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	164.5 / 269	166.25 / 273.25	227.25 / 404.25
B43 - Flat 43, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	163.5 / 269	165.5 / 273.25	226.25 / 404.25
B44 - Flat 44, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	162.5 / 269	164.75 / 273.25	225.25 / 404.25
B45 - Flat 45, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	278.0 / 500	160.5 / 269	163.25 / 273.25	223.25 / 404.25
B46 - Flat 46, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	168.5 / 269	169.25 / 273.25	231.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
B43 - Flat 43, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B44 - Flat 44, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B45 - Flat 45, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B46 - Flat 46, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B51 - Flat 51, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
B43 - Flat 43, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
B44 - Flat 44, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
B45 - Flat 45, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11
B46 - Flat 46, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	29 / 62	8 / 10	11 / 11
B51 - Flat 51, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	26 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)				Space 22.0/23.0 (AVERAGE)			Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
B43 - Flat 43, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B44 - Flat 44, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B45 - Flat 45, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

B46 - Flat 46, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B51 - Flat 51, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
B43 - Flat 43, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B44 - Flat 44, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B45 - Flat 45, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B46 - Flat 46, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B51 - Flat 51, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
B43 - Flat 43, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B44 - Flat 44, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B45 - Flat 45, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B46 - Flat 46, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9

B51 - Flat 51,
Ayres House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall

Address: The Broadway

Town: London

County: London

Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables

Lead designer: KDS Architects

Lead constructor: Ardmore Group

Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787

Assessor Organisation: Whitecode Consulting Ltd

Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
111	B51 - Flat 51, Ayres House,	Crouch End	N8 9FH	
112	B52 - Flat 52, Ayres House,	Crouch End	N8 9FH	
113	B53 - Flat 53, Ayres House,	Crouch End	N8 9FH	
114	B54 - Flat 54, Ayres House,	Crouch End	N8 9FH	
115	B55 - Flat 55, Ayres House,	Crouch End	N8 9FH	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
B51 - Flat 51, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	165.5 / 269	167.0 / 273.25	228.25 / 404.25
B52 - Flat 52, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	164.5 / 269	166.25 / 273.25	227.25 / 404.25
B53 - Flat 53, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	163.5 / 269	165.5 / 273.25	226.25 / 404.25
B54 - Flat 54, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	162.5 / 269	164.75 / 273.25	225.25 / 404.25
B55 - Flat 55, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	277.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
B52 - Flat 52, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B53 - Flat 53, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B54 - Flat 54, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B55 - Flat 55, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B56 - Flat 56, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
B52 - Flat 52, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	25 / 62	8 / 10	11 / 11
B53 - Flat 53, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
B54 - Flat 54, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
B55 - Flat 55, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
B56 - Flat 56, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	28 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
B52 - Flat 52, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B53 - Flat 53, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B54 - Flat 54, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

B55 - Flat 55, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B56 - Flat 56, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
B52 - Flat 52, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B53 - Flat 53, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B54 - Flat 54, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B55 - Flat 55, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B56 - Flat 56, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
B52 - Flat 52, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B53 - Flat 53, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B54 - Flat 54, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B55 - Flat 55, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9

B56 - Flat 56,
Ayres House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
116	B56 - Flat 56, Ayres House,	Crouch End	N8 9FH	
117	B61 - Flat 61, Ayres House,	Crouch End	N8 9FH	
118	B62 - Flat 62, Ayres House,	Crouch End	N8 9FH	
119	B63 - Flat 63, Ayres House,	Crouch End	N8 9FH	
120	B64 - Flat 64, Ayres House,	Crouch End	N8 9FH	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
B56 - Flat 56, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	167.5 / 269	168.5 / 273.25	230.25 / 404.25
B61 - Flat 61, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	278.0 / 500	160.5 / 269	163.25 / 273.25	223.25 / 404.25
B62 - Flat 62, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	277.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25
B63 - Flat 63, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	277.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25
B64 - Flat 64, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	276.0 / 500	158.5 / 269	161.75 / 273.25	221.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
B61 - Flat 61, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B62 - Flat 62, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B63 - Flat 63, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B64 - Flat 64, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
B65 - Flat 65, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
B61 - Flat 61, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11
B62 - Flat 62, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
B63 - Flat 63, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
B64 - Flat 64, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	19 / 62	8 / 10	11 / 11
B65 - Flat 65, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	19 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
B61 - Flat 61, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B62 - Flat 62, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B63 - Flat 63, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

B64 - Flat 64, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
B65 - Flat 65, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
B61 - Flat 61, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B62 - Flat 62, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B63 - Flat 63, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B64 - Flat 64, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
B65 - Flat 65, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
B61 - Flat 61, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B62 - Flat 62, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B63 - Flat 63, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
B64 - Flat 64, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9

B65 - Flat 65,
Ayres House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
121	B65 - Flat 65, Ayres House,	Crouch End	N8 9FH	
122	B66 - Flat 66, Ayres House,	Crouch End	N8 9FH	
123	PM001 - Flat 1 Ruby Mews, Rose Place,	Crouch End	N8 9FJ	
124	PM002 - Flat 2 Ruby Mews, Rose Place,	Crouch End	N8 9FJ	
125	PM003 - Flat 3 Ruby Mews, Rose Place,	Crouch End	N8 9FJ	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
B65 - Flat 65, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
		276.0 / 500	158.5 / 269	161.75 / 273.25
B66 - Flat 66, Ayres House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
		281.0 / 500	163.5 / 269	165.5 / 273.25
PM001 - Flat 1 Ruby Mews, Rose Place,	 'Very Good'	 My costs	 My wellbeing	 My footprint
		279.0 / 500	158.5 / 269	164.75 / 273.25
PM002 - Flat 2 Ruby Mews, Rose Place,	 'Very Good'	 My costs	 My wellbeing	 My footprint
		280.0 / 500	159.5 / 269	165.5 / 273.25
PM003 - Flat 3 Ruby Mews, Rose Place,	 'Very Good'	 My costs	 My wellbeing	 My footprint
		281.0 / 500	160.5 / 269	166.25 / 273.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
B66 - Flat 66, Ayres House,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
PM001 - Flat 1 Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
PM002 - Flat 2 Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
PM003 - Flat 3 Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
PM101 - Flat 4 Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
B66 - Flat 66, Ayres House,	4 / 10	16 / 16	2 / 4	0 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
PM001 - Flat 1 Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	19 / 62	8 / 10	11 / 11
PM002 - Flat 2 Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
PM003 - Flat 3 Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11
PM101 - Flat 4 Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	26 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
B66 - Flat 66, Ayres House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

PM001 - Flat 1 Ruby Mews, Rose Place,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
PM002 - Flat 2 Ruby Mews, Rose Place,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
PM003 - Flat 3 Ruby Mews, Rose Place,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
PM101 - Flat 4 Ruby Mews, Rose Place,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
B66 - Flat 66, Ayres House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
PM001 - Flat 1 Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
PM002 - Flat 2 Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
PM003 - Flat 3 Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
PM101 - Flat 4 Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
B66 - Flat 66, Ayres House,	8 / 10	5 / 5	1 / 7	4 / 9
PM001 - Flat 1 Ruby Mews, Rose Place,	8 / 10	5 / 5	1 / 7	4 / 9
PM002 - Flat 2				

Ruby Mews, Rose Place,	8 / 10	5 / 5	1 / 7	4 / 9
PM003 - Flat 3 Ruby Mews, Rose Place,	8 / 10	5 / 5	1 / 7	4 / 9
PM101 - Flat 4 Ruby Mews, Rose Place,	8 / 10	5 / 5	1 / 7	4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
126	PM101 - Flat 4 Ruby Mews, Rose Place,	Crouch End	N8 9FJ	
127	PM102 - Flat 5, Ruby Mews, Rose Place,	Crouch End	N8 9FJ	
128	PM103 - Flat 6, Ruby Mews, Rose Place,	Crouch End	N8 9FJ	
129	PM201 - Flat 7, Ruby Mews, Rose Place,	Crouch End	N8 9FJ	
130	PM202 - Flat 8, Ruby Mews, Rose Place,	Crouch End	N8 9FJ	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
PM101 - Flat 4 Ruby Mews, Rose Place,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	165.5 / 269	170.0 / 273.25	228.25 / 404.25
PM102 - Flat 5, Ruby Mews, Rose Place,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	159.5 / 269	165.5 / 273.25	222.25 / 404.25
PM103 - Flat 6, Ruby Mews, Rose Place,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	165.5 / 269	170.0 / 273.25	228.25 / 404.25
PM201 - Flat 7, Ruby Mews, Rose Place,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	158.5 / 269	164.75 / 273.25	221.25 / 404.25
PM202 - Flat 8, Ruby Mews, Rose Place,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	276.0 / 500	155.5 / 269	162.5 / 273.25	218.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
PM102 - Flat 5, Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
PM103 - Flat 6, Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
PM201 - Flat 7, Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
PM202 - Flat 8, Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
PM203 - Flat 9 Ruby Mews, Rose Place,	12 / 16	9 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
PM102 - Flat 5, Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
PM103 - Flat 6, Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	26 / 62	8 / 10	11 / 11
PM201 - Flat 7, Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	19 / 62	8 / 10	11 / 11
PM202 - Flat 8, Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	16 / 62	8 / 10	11 / 11
PM203 - Flat 9 Ruby Mews, Rose Place,	4 / 10	16 / 16	1 / 4	4 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
PM102 - Flat 5, Ruby Mews,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Rose Place,								
PM103 - Flat 6, Ruby Mews, Rose Place,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
PM201 - Flat 7, Ruby Mews, Rose Place,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
PM202 - Flat 8, Ruby Mews, Rose Place,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
PM203 - Flat 9 Ruby Mews, Rose Place,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
PM102 - Flat 5, Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
PM103 - Flat 6, Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
PM201 - Flat 7, Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
PM202 - Flat 8, Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
PM203 - Flat 9 Ruby Mews, Rose Place,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
PM102 - Flat 5, Ruby Mews, Rose Place,	8 / 10	5 / 5	1 / 7	4 / 9
PM103 - Flat 6, Ruby Mews,	8 / 10	5 / 5	1 / 7	4 / 9

Rose Place,				
PM201 - Flat 7, Ruby Mews, Rose Place,	8 / 10	5 / 5	1 / 7	4 / 9
PM202 - Flat 8, Ruby Mews, Rose Place,	8 / 10	5 / 5	1 / 7	4 / 9
PM203 - Flat 9 Ruby Mews, Rose Place,	8 / 10	5 / 5	1 / 7	4 / 9

Hornsey Town Hall

Post Construction Stage Detailed report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
1	AN01 - Flat N 01 Uren House,	Crouch End	N8 9FF	
2	AN02 - Flat N 02 Uren House,	Crouch End	N8 9FF	
3	AN03 - Flat N 03 Uren House,	Crouch End	N8 9FF	
4	AN04 - Flat N 04 Uren House,	Crouch End	N8 9FF	
5	AN05 - Flat N 05 Uren House,	Crouch End	N8 9FF	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AN01 - Flat N 01 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	163.5 / 269	168.0 / 273.25	226.25 / 404.25
AN02 - Flat N 02 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	157.5 / 269	163.5 / 273.25	220.25 / 404.25
AN03 - Flat N 03 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	156.5 / 269	162.75 / 273.25	219.25 / 404.25
AN04 - Flat N 04 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	278.0 / 500	158.0 / 269	159.5 / 273.25	220.75 / 404.25
AN05 - Flat N 05 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	159.5 / 269	161.5 / 273.25	222.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

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Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
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	My Cost	81	121	148	202	215
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	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AN02 - Flat N 02 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN03 - Flat N 03 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN04 - Flat N 04 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN05 - Flat N 05 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN06 - Flat N 06 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AN02 - Flat N 02 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	16 / 62	8 / 10	11 / 11
AN03 - Flat N 03 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11
AN04 - Flat N 04 Uren House,	4 / 10	6 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AN05 - Flat N 05 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AN06 - Flat N 06 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AN02 - Flat N 02 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN03 - Flat N 03 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN04 - Flat N 04 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AN05 - Flat N 05 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN06 - Flat N 06 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AN02 - Flat N 02 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN03 - Flat N 03 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN04 - Flat N 04 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN05 - Flat N 05 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN06 - Flat N 06 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AN02 - Flat N 02 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN03 - Flat N 03 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN04 - Flat N 04 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN05 - Flat N 05 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AN06 - Flat N 06
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Assessment Issue Details



Accessible Public Transport

Homes (Refer to page 3)	Credits	Questions	
		Urban or rural location	Access to public transport - Accessibility Index
1	12 / 16	Urban	10
2	12 / 16	Urban	10
3	12 / 16	Urban	10
4	12 / 16	Urban	10
5	12 / 16	Urban	10



Alternative Sustainable Transport

Homes (Refer to page 3)	Credits	Questions						
		Cycle storage		Cycle networks	Electric charging points			Car clubs
		Number of cycle spaces	credits awarded	Connected to a safe cycle route	Access to dedicated/communal charging points	% communal spaces with electric charging points	Home information electric charging points	Car club type
1	13 / 15	1	6	Yes	Communal	48.00	Yes	
2	13 / 15	2	6	Yes	Communal	48.00	Yes	
3	13 / 15	1	6	Yes	Communal	48.00	Yes	
4	13 / 15	2	6	Yes	Communal	48.00	Yes	
5	13 / 15	2	6	Yes	Communal	48.00	Yes	

Local Amenities

Homes (Refer to page 3)	Credits	Questions	
		Number of key local amenities	Number of beneficial local amenities
1	19 / 19	4	2
2	19 / 19	4	2
3	19 / 19	4	2
4	19 / 19	4	2
5	19 / 19	4	2

Ecology Review

Homes (Refer to page 3)	Credits	Questions												
		% footprint developed earlier	Expert appointed	Expert appointed early	Rigour route	Survey meets SD 45 01 02	Proportion of proposals to protect and maintain ecology	Proportion of proposals to enhance ecology	Diseased / Invasive species present	Proposals related to invasive / diseased species achieved	Native species used	Ecology strategy information in communal areas	Long term site management	Survey info. added to database
1	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes
2	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes
3	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes
4	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes
5	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes



Recreational Space

Homes (Refer to page 3)	Credits	Questions										
		Walking distance to public recreational space	Private space		Communal space	Management and maintenance of communal space	Growing space			Expert advice on design of dedicated growing space	Initial planting	
			Private external space	Private space - credits awarded			Consultation with LA and local groups	Growing space is provided	Management and maintenance of dedicated communal growing space		Growing space planted with edible species	Home information on growing space provided
1	5 / 20	Yes	5	1								
2	5 / 20	Yes	5	1								
3	5 / 20	Yes	5	1								
4	5 / 20	Yes	13	1								
5	5 / 20	Yes	14	1								



Flood Risk

Homes (Refer to page 3)	Credits	Questions	
		Assessment route	Site-specific flood risk
1	18 / 18	Site-specific FRA	Low risk
2	18 / 18	Site-specific FRA	Low risk
3	18 / 18	Site-specific FRA	Low risk
4	18 / 18	Site-specific FRA	Low risk
5	18 / 18	Site-specific FRA	Low risk



Managing the Impact of Rainfall

Homes (Refer to page 3)	Credits	Questions									
		Rainfall management home information provided	Drainage discharges directly to surface water body (refer to CN2 in the HQM Beta manual)	Assessment type	Appropriately qualified professional appointed	Peak rate of run-off	Post development volume of run-off	Water quality			Operation and maintenance agreements
1	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes
2	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes
3	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes
4	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes
5	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes



Security

Homes (Refer to page 3)	Credits	Questions		
		Security needs assessment by security specialist		Security measures home information
1	10 / 10	Yes		Yes
2	10 / 10	Yes		Yes
3	10 / 10	Yes		Yes
4	10 / 10	Yes		Yes
5	10 / 10	Yes		Yes



Indoor Pollutants

Homes (Refer to page 3)	Credits	Questions					
		Number of building products that meet emission requirements	Minimising airborne formaldehyde		Minimising airborne TVOCs		
			Unit of measurement	Formaldehyde concentration	Unit of measurement	TVOC concentration	Maximum TVOC measurement for an individual compound
1	4 / 10	All					
2	4 / 10	All					
3	4 / 10	All					
4	4 / 10	All					
5	4 / 10	All					



Daylight

Homes (Refer to page 3)	Credits	Questions		
		Minimum average daylight factor (kitchens)	Minimum average daylight factor (living spaces)	80% working plane in each kitchen, living room, dining room and study receives direct light from sky
1	16 / 16	3.20	3.20	Yes
2	16 / 16	5.80	5.80	Yes
3	16 / 16	5.80	5.80	Yes
4	6 / 16	1.60	1.60	Yes
5	8 / 16	1.90	1.90	Yes

Internal and External Noise

Homes (Refer to page 3)	Credits	Questions					
		Suitably qualified acoustician appointed	Internal noise levels (habitable rooms)		Internal noise levels (non-habitable rooms)		External noise levels
			Daytime noise level (habitable rooms)	Night noise level (habitable rooms)	Daytime noise level (non-habitable rooms)	Night noise level (non-habitable rooms)	Daytime noise level (external functional space)
1	2 / 4	Yes					46.00
2	2 / 4	Yes					46.00
3	2 / 4	Yes					46.00
4	2 / 4	Yes					46.00
5	2 / 4	Yes					46.00

Sound Insulation

Homes (Refer to page 3)	Credits	Questions				
		Sound insulation between dwellings			Sound insulation between rooms	
		Compliance route	Airborne sound insulation	Impact sound insulation	Guidance on maximising sound insulation during construction	Airborne sound insulation
1	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		
2	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		
3	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		
4	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		
5	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		



Temperature

Homes (Refer to page 3)	Credits	Questions					
		Home information	Foundation or comprehensive route	CIBSE AM11 compliant thermal modelling	Full dynamic thermal analysis	Performance	Requirements met using projected climate change weather data in thermal modelling
1	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	
2	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	
3	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	
4	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	
5	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	



Ventilation

Homes (Refer to page 3)	Credits	Questions						
		Home information	Intakes avoid drawing in pollution in accordance with CIBSE TM21	Type 1 and/or 2 systems compliant	Type 3 and/or 4 systems compliant	Criterion 2 in 2.01 03 Internal and external noise met	Occupant maintenance	Mechanical ventilation controls
1	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes
2	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes
3	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes
4	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes
5	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes



Energy Forecast and Cost

Homes (Refer to page 3)	Credits	Questions										
		Home info	Cost output	Credits	Rigour route	HEPR	Heating and cooling energy (EPR)	Primary energy use (EPR)	CO2	Credits	Unreg. energy demand	
											% from carbon neutral source	Credit award
1	22 / 62	Yes	0.06	0.00	Foundation	0.66	0.17	0.30	0.18	22.00	0.00	0.00
2	16 / 62	Yes	0.04	0.00	Foundation	0.50	0.02	0.29	0.18	16.00	0.00	0.00
3	15 / 62	Yes	0.02	0.00	Foundation	0.47	0.00	0.29	0.17	15.00	0.00	0.00
4	24 / 62	Yes	0.07	0.00	Foundation	0.72	0.23	0.30	0.19	24.00	0.00	0.00
5	24 / 62	Yes	0.09	0.00	Foundation	0.73	0.24	0.30	0.19	24.00	0.00	0.00



Decentralised Energy

Homes (Refer to page 3)	Credits	Questions			
		Home information	Independent LZCT feasibility assessment	LZCTs installed in line with feasibility assessment	Monitoring and control systems installed
1	8 / 10	Yes	Yes	Yes	No
2	8 / 10	Yes	Yes	Yes	No
3	8 / 10	Yes	Yes	Yes	No
4	8 / 10	Yes	Yes	Yes	No
5	8 / 10	Yes	Yes	Yes	No



Impact on Local Air Quality

Homes (Refer to page 3)	Credits	Questions	
		Fuel type	Dry NOx level
1	11 / 11	Natural gas	21.40
2	11 / 11	Natural gas	21.40
3	11 / 11	Natural gas	21.40
4	11 / 11	Natural gas	21.40
5	11 / 11	Natural gas	21.40



Responsible Sourcing of Construction Products

Homes (Refer to page 3)	Credits	Questions					
		All timber legally harvested and traded	Product procurement policy and environmental information			Responsible sourcing	
			Documented policy and procedure setting out requirements for all suppliers and trades in relation to responsible sourcing by the end of RIBA stage 2 (or equivalent)	Responsible sourcing policy disseminated to all personnel and included in contracts	Responsible sourcing policy encourages specification of certified products	% RSM points achieved	Credits awarded
1	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00
2	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00
3	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00
4	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00
5	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00



Environmental Impact from Construction Products

Homes (Refer to page 3)	Credits	Questions														
		Please confirm which Building life cycle assessment methodology you are assessing against?	Concept design embodied carbon	Product procurement policy and environmental information				Technical design embodied carbon	Post-construction embodied carbon	Early design LCA and embodied carbon reporting	Link to carbon database	Have you completed the Concept Design LCA?	Technical design LCA and embodied carbon reporting	Have you completed the technical design LCA?	Post construction embodied carbon	
				Documented low impact procurement policy	Policy disseminated and included in contracts	Policy encourages spec of products with EPDs	No. of EPD									
1	0 / 31	UK New Construction Residential 6.1 method														
2	0 / 31	UK New Construction Residential 6.1 method														
3	0 / 31	UK New Construction Residential 6.1 method														
4	0 / 31	UK New Construction Residential 6.1 method														
5	0 / 31	UK New Construction Residential 6.1 method														



Life Cycle Costing of Construction Products

Homes (Refer to page 3)	Credits	Questions				
		Homeowner's life cycle cost plan			Component level life cycle cost optimisation	
		Compliant LCC analysis prior to process stage 2 and updated to at least process stage 4	Homeowner's report based on latest LCC analysis made available prior to a commitment to purchase	Final version of homeowners report made available in home information	Compliant component level LCC analysis by the end of process stage 4	Component level LCC analysis made available to the client as a report
1	0 / 18					
2	0 / 18					
3	0 / 18					
4	0 / 18					
5	0 / 18					



Durability of Construction Products

Homes (Refer to page 3)	Credits	Questions	
		Relevant integral elements at risk of severe material degradation identified	Relevant finishing elements at risk of cosmetic material degradation identified
1	10 / 10	Yes	Yes
2	10 / 10	Yes	Yes
3	10 / 10	Yes	Yes
4	10 / 10	Yes	Yes
5	10 / 10	Yes	Yes



Drying Space

Homes (Refer to page 3)	Credits	Questions		
		Adequate external drying space provided	Adequate internal drying space provided	Ventilation strategy uncompromised
1	2 / 3	No	Yes	Yes
2	2 / 3	No	Yes	Yes
3	2 / 3	No	Yes	Yes
4	2 / 3	No	Yes	Yes
5	2 / 3	No	Yes	Yes



Access and Space

Homes (Refer to page 3)	Credits	Questions			
		Nationally described space standards met	Flexible design options met	Home information	Accessible design requirements met
1	10 / 10	Yes	Yes	Yes	Yes
2	10 / 10	Yes	Yes	Yes	Yes
3	10 / 10	Yes	Yes	Yes	Yes
4	10 / 10	Yes	Yes	Yes	Yes
5	10 / 10	Yes	Yes	Yes	Yes



Recyclable Waste

Homes (Refer to page 3)	Credits	Questions				
		Waste streams, type and size of containers identified	Dedicated internal space to store recycling containers provided	Combined capacity of recycling containers (litres)	Composting facilities provided	Capacity of internal composting containers (litres)
1	10 / 10	Yes	Yes	32	Composting collection services	10
2	10 / 10	Yes	Yes	32	Composting collection services	10
3	10 / 10	Yes	Yes	32	Composting collection services	10
4	10 / 10	Yes	Yes	32	Composting collection services	10
5	10 / 10	Yes	Yes	32	Composting collection services	10



Water Efficiency

Homes (Refer to page 3)	Credits	Questions		
		Fittings standard achieved	Modelled water consumption (l/p/d)	Demand for WC flushing met using rainwater/greywater systems specified
1	8 / 10	Advanced fittings standard	76.80	No
2	8 / 10	Advanced fittings standard	87.10	No
3	8 / 10	Advanced fittings standard	76.80	No
4	8 / 10	Advanced fittings standard	87.10	No
5	8 / 10	Advanced fittings standard	87.10	No



Commissioning and Performance

Homes (Refer to page 3)	Credits	Questions											
		Schedule of commissioning and testing	Principal contractor accounts for commissioning and testing	Project team member appointed to manage all commissioning activities	Building systems commissioned to best practice guidance					Specialist commissioning manager appointed	Post construction testing, inspection and QA of which features		
					Hot water	Heating	Ventilation	Comfort cooling	LZCTs		Continuity of insulation	Avoidance of thermal bridging	Air leakage paths
1	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes
2	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes
3	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes
4	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes
5	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes



Quality Improvement

Homes (Refer to page 3)	Credits	Questions					
		Project stakeholders meeting to agree roles and responsibilities	Written performance strategy produced	Strategy and key considerations disseminated to site operatives	Appropriately qualified professional appointed for quality control	Lessons learnt from previous development incorporated into design	
1	0 / 10						
2	0 / 10						
3	0 / 10						
4	0 / 10						
5	0 / 10						

Considerate Construction

Homes (Refer to page 3)	Credits	Questions		
		Verified score against compliant considerate construction scheme	Number of sections with a score of ≥ 5	Number of sections with a score of ≥ 7
1	4 / 4	35	5	7
2	4 / 4	35	5	7
3	4 / 4	35	5	7
4	4 / 4	35	5	7
5	4 / 4	35	5	7

Construction Energy Use

Homes (Refer to page 3)	Credits	Questions		
		Contractor's energy efficiency checklist completed	Data on contractors and sub-contractors energy consumption recorded	Data on contractors and sub-contractors metered energy consumption recorded (at weekly or more frequent intervals)
1	2 / 5	No	Yes	No
2	2 / 5	No	Yes	No
3	2 / 5	No	Yes	No
4	2 / 5	No	Yes	No
5	2 / 5	No	Yes	No



Construction Water Use

Homes (Refer to page 3)	Credits	Questions		
		Contractors water efficiency checklist completed	Data on contractors and sub-contractors water consumption recorded	Data on contractors and sub-contractors metered water consumption recorded (at weekly or more frequent intervals)
1	2 / 5	No	Yes	No
2	2 / 5	No	Yes	No
3	2 / 5	No	Yes	No
4	2 / 5	No	Yes	No
5	2 / 5	No	Yes	No



Site Waste

Homes (Refer to page 3)	Credits	Questions									
		Measurement in volume or tonnage	Sustainable procurement plan	Construction resource efficiency			Diversion from landfill				
			Opportunities to minimise waste incorporated to sustainable procurement plan	Compliant resource management plan	m ³ construction waste generated per 100m ² GIFA	Pre-demolition audits completed	Construction waste materials sorted into key waste groups	Is demolition waste present	% demolition waste diverted from landfill	% construction waste diverted from landfill	% excavation waste diverted from landfill
1	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63
2	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63
3	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63
4	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63
5	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63

Aftercare

Homes (Refer to page 3)	Credits	Questions					
		Compliant building warranty	Home information	Commitment to provide initial visit to new occupant	Commitment to provide visit after 4-6 weeks of occupation	Amount of time remote support provided	Amount of time on-site support provided
1	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year
2	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year
3	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year
4	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year
5	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year

Home Information

Homes (Refer to page 3)	Credits	Questions	
		Core home information provided in accessible format	Issue specific home information provided in accessible format
1	5 / 5	Yes	Yes
2	5 / 5	Yes	Yes
3	5 / 5	Yes	Yes
4	5 / 5	Yes	Yes
5	5 / 5	Yes	Yes

Smart Homes

Homes (Refer to page 3)	Credits	Questions														
		Good indoor signal provided for:			Basic starter solutions				Advanced starter solutions		Remote controls provided for:				Control system(s) allows wireless connection of additional devices	Home info provided
		3G or 4G	Broadband	Digital TV	Sensor / transmitter compliant with basics required	Sensor / transmitter wirelessly linked to display basic info	Mains isolation switch installed	Home info provided	Sensor / transmitter compliant with advanced required	Sensor / transmitter wirelessly linked to display advanced info	Heating/ Ventilation	Lighting for security	Security systems	Other		
1	1 / 7		Yes	Yes	No	No	No	No								
2	1 / 7		Yes	Yes	No	No	No	No								
3	1 / 7		Yes	Yes	No	No	No	No								
4	1 / 7		Yes	Yes	No	No	No	No								
5	1 / 7		Yes	Yes	No	No	No	No								

Post Occupancy Evaluation

Homes (Refer to page 3)	Credits	Questions			
		Foundation or comprehensive route	Comprehensive		
			Independent party contracted to collect occupant feedback	Commitment to disseminate post occupancy evaluation results and lessons	Independent party contracted to carry out 1 other post occupancy evaluation method
1	4 / 9	Comprehensive	Yes	Yes	
2	4 / 9	Comprehensive	Yes	Yes	
3	4 / 9	Comprehensive	Yes	Yes	
4	4 / 9	Comprehensive	Yes	Yes	
5	4 / 9	Comprehensive	Yes	Yes	

Hornsey Town Hall

Post Construction Stage Detailed report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
6	AN06 - Flat N 06 Uren House,	Crouch End	N8 9FF	
7	AN07 - Flat N 07 Uren House,	Crouch End	N8 9FF	
8	AN08 - Flat N 08 Uren House,	Crouch End	N8 9FF	
9	AN09 - Flat N 09 Uren House,	Crouch End	N8 9FF	
10	AN10 - Flat N 10 Uren House,	Crouch End	N8 9FF	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AN06 - Flat N 06 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	159.5 / 269	161.5 / 273.25	222.25 / 404.25
AN07 - Flat N 07 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	160.5 / 269	162.25 / 273.25	223.25 / 404.25
AN08 - Flat N 08 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	163.5 / 269	168.0 / 273.25	226.25 / 404.25
AN09 - Flat N 09 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	164.0 / 269	168.0 / 273.25	226.75 / 404.25
AN10 - Flat N 10 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	159.0 / 269	160.75 / 273.25	221.75 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AN07 - Flat N 07 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN08 - Flat N 08 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN09 - Flat N 09 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	4 / 20	18 / 18	11 / 16	10 / 10
AN10 - Flat N 10 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	4 / 20	18 / 18	11 / 16	10 / 10
AN11 - Flat N 11 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AN07 - Flat N 07 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	25 / 62	8 / 10	11 / 11
AN08 - Flat N 08 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	22 / 62	8 / 10	11 / 11
AN09 - Flat N 09 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AN10 - Flat N 10 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AN11 - Flat N 11 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)				Space 22.0/23.0 (AVERAGE)			Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AN07 - Flat N 07 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN08 - Flat N 08 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN09 - Flat N 09 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AN10 - Flat N 10 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN11 - Flat N 11 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AN07 - Flat N 07 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN08 - Flat N 08 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN09 - Flat N 09 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN10 - Flat N 10 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN11 - Flat N 11 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AN07 - Flat N 07 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN08 - Flat N 08 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN09 - Flat N 09 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN10 - Flat N 10 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AN11 - Flat N 11
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Assessment Issue Details



Accessible Public Transport

Homes (Refer to page 3)	Credits	Questions	
		Urban or rural location	Access to public transport - Accessibility Index
6	12 / 16	Urban	10
7	12 / 16	Urban	10
8	12 / 16	Urban	10
9	12 / 16	Urban	10
10	12 / 16	Urban	10



Alternative Sustainable Transport

Homes (Refer to page 3)	Credits	Questions						
		Cycle storage		Cycle networks	Electric charging points			Car clubs
		Number of cycle spaces	credits awarded	Connected to a safe cycle route	Access to dedicated/communal charging points	% communal spaces with electric charging points	Home information electric charging points	Car club type
6	13 / 15	2	6	Yes	Communal	48.00	Yes	
7	13 / 15	2	6	Yes	Communal	48.00	Yes	
8	13 / 15	1	6	Yes	Communal	48.00	Yes	
9	13 / 15	2	6	Yes	Communal	48.00	Yes	
10	13 / 15	2	6	Yes	Communal	48.00	Yes	

Local Amenities

Homes (Refer to page 3)	Credits	Questions	
		Number of key local amenities	Number of beneficial local amenities
6	19 / 19	4	2
7	19 / 19	4	2
8	19 / 19	4	2
9	19 / 19	4	2
10	19 / 19	4	2



Ecology Review

Homes (Refer to page 3)	Credits	Questions												
		% footprint developed earlier	Expert appointed	Expert appointed early	Rigour route	Survey meets SD 45 01 02	Proportion of proposals to protect and maintain ecology	Proportion of proposals to enhance ecology	Diseased / Invasive species present	Proposals related to invasive / diseased species achieved	Native species used	Ecology strategy information in communal areas	Long term site management	Survey info. added to database
6	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes
7	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes
8	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes
9	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes
10	30 / 30	100.00	Suitably qualified ecologist	Yes	Comprehensive route	Yes	All high priority and desirable	All high priority and desirable	Yes	Yes	Yes	Yes	Landscape management company contract	Yes



Recreational Space

Homes (Refer to page 3)	Credits	Questions										
		Walking distance to public recreational space	Private space		Communal space	Management and maintenance of communal space	Growing space			Expert advice on design of dedicated growing space	Initial planting	
			Private external space	Private space - credits awarded			Consultation with LA and local groups	Growing space is provided	Management and maintenance of dedicated communal growing space		Growing space planted with edible species	Home information on growing space provided
6	5 / 20	Yes	15	1								
7	5 / 20	Yes	23	1								
8	5 / 20	Yes	5	1								
9	4 / 20	Yes	0	0								
10	4 / 20	Yes	0	0								



Flood Risk

Homes (Refer to page 3)	Credits	Questions	
		Assessment route	Site-specific flood risk
6	18 / 18	Site-specific FRA	Low risk
7	18 / 18	Site-specific FRA	Low risk
8	18 / 18	Site-specific FRA	Low risk
9	18 / 18	Site-specific FRA	Low risk
10	18 / 18	Site-specific FRA	Low risk



Managing the Impact of Rainfall

Homes (Refer to page 3)	Credits	Questions									
		Rainfall management home information provided	Drainage discharges directly to surface water body (refer to CN2 in the HQM Beta manual)	Assessment type	Appropriately qualified professional appointed	Peak rate of run-off	Post development volume of run-off	Water quality			Operation and maintenance agreements
6	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes
7	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes
8	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes
9	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes
10	11 / 16	Yes	No	Comprehensive route	Yes	Greenfield	Pre-development site				Yes



Security

Homes (Refer to page 3)	Credits	Questions		
		Security needs assessment by security specialist	Recommendations from security specialist	Security measures home information
6	10 / 10	Yes	Yes	Yes
7	10 / 10	Yes	Yes	Yes
8	10 / 10	Yes	Yes	Yes
9	10 / 10	Yes	Yes	Yes
10	10 / 10	Yes	Yes	Yes



Indoor Pollutants

Homes (Refer to page 3)	Credits	Questions					
		Number of building products that meet emission requirements	Minimising airborne formaldehyde		Minimising airborne TVOCs		
			Unit of measurement	Formaldehyde concentration	Unit of measurement	TVOC concentration	Maximum TVOC measurement for an individual compound
6	4 / 10	All					
7	4 / 10	All					
8	4 / 10	All					
9	4 / 10	All					
10	4 / 10	All					



Daylight

Homes (Refer to page 3)	Credits	Questions		
		Minimum average daylight factor (kitchens)	Minimum average daylight factor (living spaces)	80% working plane in each kitchen, living room, dining room and study receives direct light from sky
6	8 / 16	1.90	1.90	Yes
7	8 / 16	1.90	1.90	Yes
8	16 / 16	2.40	2.40	Yes
9	16 / 16	4.00	4.00	Yes
10	8 / 16	1.80	1.80	Yes

Internal and External Noise

Homes (Refer to page 3)	Credits	Questions					
		Suitably qualified acoustician appointed	Internal noise levels (habitable rooms)		Internal noise levels (non-habitable rooms)		External noise levels
			Daytime noise level (habitable rooms)	Night noise level (habitable rooms)	Daytime noise level (non-habitable rooms)	Night noise level (non-habitable rooms)	Daytime noise level (external functional space)
6	2 / 4	Yes					46.00
7	2 / 4	Yes					46.00
8	2 / 4	Yes					46.00
9	2 / 4	Yes					46.00
10	2 / 4	Yes					46.00

Sound Insulation

Homes (Refer to page 3)	Credits	Questions				
		Sound insulation between dwellings			Sound insulation between rooms	
		Compliance route	Airborne sound insulation	Impact sound insulation	Guidance on maximising sound insulation during construction	Airborne sound insulation
6	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		
7	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		
8	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		
9	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		
10	3 / 8	Pre-completion testing/Robust Details	52.00	49.00		



Temperature

Homes (Refer to page 3)	Credits	Questions					
		Home information	Foundation or comprehensive route	CIBSE AM11 compliant thermal modelling	Full dynamic thermal analysis	Performance	Requirements met using projected climate change weather data in thermal modelling
6	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	
7	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	
8	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	
9	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	
10	12 / 20	Yes	Comprehensive	Yes	Yes	Overheating risk limited in accordance with CIBSE TM52	



Ventilation

Homes (Refer to page 3)	Credits	Questions						
		Home information	Intakes avoid drawing in pollution in accordance with CIBSE TM21	Type 1 and/or 2 systems compliant	Type 3 and/or 4 systems compliant	Criterion 2 in 2.01 03 Internal and external noise met	Occupant maintenance	Mechanical ventilation controls
6	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes
7	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes
8	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes
9	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes
10	0 / 12	Yes	No	N/A	Yes	No	Yes	Yes



Energy Forecast and Cost

Homes (Refer to page 3)	Credits	Questions										
		Home info	Cost output	Credits	Rigour route	HEPR	Heating and cooling energy (EPR)	Primary energy use (EPR)	CO2	Credits	Unreg. energy demand	
											% from carbon neutral source	Credit award
6	24 / 62	Yes	0.09	0.00	Foundation	0.74	0.24	0.30	0.19	24.00	0.00	0.00
7	25 / 62	Yes	0.09	0.00	Foundation	0.75	0.25	0.30	0.19	25.00	0.00	0.00
8	22 / 62	Yes	0.07	0.00	Foundation	0.68	0.19	0.30	0.18	22.00	0.00	0.00
9	23 / 62	Yes	0.08	0.00	Foundation	0.70	0.20	0.30	0.19	23.00	0.00	0.00
10	24 / 62	Yes	0.08	0.00	Foundation	0.72	0.22	0.30	0.19	24.00	0.00	0.00



Decentralised Energy

Homes (Refer to page 3)	Credits	Questions			
		Home information	Independent LZCT feasibility assessment	LZCTs installed in line with feasibility assessment	Monitoring and control systems installed
6	8 / 10	Yes	Yes	Yes	No
7	8 / 10	Yes	Yes	Yes	No
8	8 / 10	Yes	Yes	Yes	No
9	8 / 10	Yes	Yes	Yes	No
10	8 / 10	Yes	Yes	Yes	No



Impact on Local Air Quality

Homes (Refer to page 3)	Credits	Questions	
		Fuel type	Dry NOx level
6	11 / 11	Natural gas	21.40
7	11 / 11	Natural gas	21.40
8	11 / 11	Natural gas	21.40
9	11 / 11	Natural gas	21.40
10	11 / 11	Natural gas	21.40



Responsible Sourcing of Construction Products

Homes (Refer to page 3)	Credits	Questions					
		All timber legally harvested and traded	Product procurement policy and environmental information				Responsible sourcing
			Documented policy and procedure setting out requirements for all suppliers and trades in relation to responsible sourcing by the end of RIBA stage 2 (or equivalent)	Responsible sourcing policy disseminated to all personnel and included in contracts	Responsible sourcing policy encourages specification of certified products	% RSM points achieved	Credits awarded
6	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00
7	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00
8	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00
9	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00
10	7 / 31	Yes	Yes	Yes	Yes	17.77	4.00



Environmental Impact from Construction Products

Homes (Refer to page 3)	Credits	Questions													
		Please confirm which Building life cycle assessment methodology you are assessing against?	Concept design embodied carbon	Product procurement policy and environmental information				Technical design embodied carbon	Post-construction embodied carbon	Early design LCA and embodied carbon reporting	Link to carbon database	Have you completed the Concept Design LCA?	Technical design LCA and embodied carbon reporting	Have you completed the technical design LCA?	Po LC em cal
6	0 / 31	UK New Construction Residential 6.1 method													
7	0 / 31	UK New Construction Residential 6.1 method													
8	0 / 31	UK New Construction Residential 6.1 method													
9	0 / 31	UK New Construction Residential 6.1 method													
10	0 / 31	UK New Construction Residential 6.1 method													

Life Cycle Costing of Construction Products

Homes (Refer to page 3)	Credits	Questions				
		Homeowner's life cycle cost plan			Component level life cycle cost optimisation	
		Compliant LCC analysis prior to process stage 2 and updated to at least process stage 4	Homeowner's report based on latest LCC analysis made available prior to a commitment to purchase	Final version of homeowners report made available in home information	Compliant component level LCC analysis by the end of process stage 4	Component level LCC analysis made available to the client as a report
6	0 / 18					
7	0 / 18					
8	0 / 18					
9	0 / 18					
10	0 / 18					

Durability of Construction Products

Homes (Refer to page 3)	Credits	Questions	
		Relevant integral elements at risk of severe material degradation identified	Relevant finishing elements at risk of cosmetic material degradation identified
6	10 / 10	Yes	Yes
7	10 / 10	Yes	Yes
8	10 / 10	Yes	Yes
9	10 / 10	Yes	Yes
10	10 / 10	Yes	Yes



Drying Space

Homes (Refer to page 3)	Credits	Questions		
		Adequate external drying space provided	Adequate internal drying space provided	Ventilation strategy uncompromised
6	2 / 3	No	Yes	Yes
7	2 / 3	No	Yes	Yes
8	2 / 3	No	Yes	Yes
9	2 / 3	No	Yes	Yes
10	2 / 3	No	Yes	Yes



Access and Space

Homes (Refer to page 3)	Credits	Questions			
		Nationally described space standards met	Flexible design options met	Home information	Accessible design requirements met
6	10 / 10	Yes	Yes	Yes	Yes
7	10 / 10	Yes	Yes	Yes	Yes
8	10 / 10	Yes	Yes	Yes	Yes
9	10 / 10	Yes	Yes	Yes	Yes
10	10 / 10	Yes	Yes	Yes	Yes



Recyclable Waste

Homes (Refer to page 3)	Credits	Questions				
		Waste streams, type and size of containers identified	Dedicated internal space to store recycling containers provided	Combined capacity of recycling containers (litres)	Composting facilities provided	Capacity of internal composting containers (litres)
6	10 / 10	Yes	Yes	32	Composting collection services	10
7	10 / 10	Yes	Yes	32	Composting collection services	10
8	10 / 10	Yes	Yes	32	Composting collection services	10
9	10 / 10	Yes	Yes	32	Composting collection services	10
10	10 / 10	Yes	Yes	32	Composting collection services	10



Water Efficiency

Homes (Refer to page 3)	Credits	Questions		
		Fittings standard achieved	Modelled water consumption (l/p/d)	Demand for WC flushing met using rainwater/greywater systems specified
6	8 / 10	Advanced fittings standard	87.10	No
7	8 / 10	Advanced fittings standard	87.10	No
8	8 / 10	Advanced fittings standard	87.10	No
9	8 / 10	Advanced fittings standard	76.80	No
10	8 / 10	Advanced fittings standard	87.10	No



Commissioning and Performance

Homes (Refer to page 3)	Credits	Questions											
		Schedule of commissioning and testing	Principal contractor accounts for commissioning and testing	Project team member appointed to manage all commissioning activities	Building systems commissioned to best practice guidance					Specialist commissioning manager appointed	Post construction testing, inspection and QA of which features		
					Hot water	Heating	Ventilation	Comfort cooling	LZCTs		Continuity of insulation	Avoidance of thermal bridging	Air leakage paths
6	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes
7	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes
8	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes
9	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes
10	10 / 10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes



Quality Improvement

Homes (Refer to page 3)	Credits	Questions				
		Project stakeholders meeting to agree roles and responsibilities	Written performance strategy produced	Strategy and key considerations disseminated to site operatives	Appropriately qualified professional appointed for quality control	Lessons learnt from previous development incorporated into design
6	0 / 10					
7	0 / 10					
8	0 / 10					
9	0 / 10					
10	0 / 10					

Considerate Construction

Homes (Refer to page 3)	Credits	Questions		
		Verified score against compliant considerate construction scheme	Number of sections with a score of ≥ 5	Number of sections with a score of ≥ 7
6	4 / 4	35	5	7
7	4 / 4	35	5	7
8	4 / 4	35	5	7
9	4 / 4	35	5	7
10	4 / 4	35	5	7

Construction Energy Use

Homes (Refer to page 3)	Credits	Questions		
		Contractor's energy efficiency checklist completed	Data on contractors and sub-contractors energy consumption recorded	Data on contractors and sub-contractors metered energy consumption recorded (at weekly or more frequent intervals)
6	2 / 5	No	Yes	No
7	2 / 5	No	Yes	No
8	2 / 5	No	Yes	No
9	2 / 5	No	Yes	No
10	2 / 5	No	Yes	No



Construction Water Use

Homes (Refer to page 3)	Credits	Questions		
		Contractors water efficiency checklist completed	Data on contractors and sub-contractors water consumption recorded	Data on contractors and sub-contractors metered water consumption recorded (at weekly or more frequent intervals)
6	2 / 5	No	Yes	No
7	2 / 5	No	Yes	No
8	2 / 5	No	Yes	No
9	2 / 5	No	Yes	No
10	2 / 5	No	Yes	No



Site Waste

Homes (Refer to page 3)	Credits	Questions									
		Measurement in volume or tonnage	Sustainable procurement plan	Construction resource efficiency			Diversion from landfill				
			Opportunities to minimise waste incorporated to sustainable procurement plan	Compliant resource management plan	m ³ construction waste generated per 100m ² GIFA	Pre-demolition audits completed	Construction waste materials sorted into key waste groups	Is demolition waste present	% demolition waste diverted from landfill	% construction waste diverted from landfill	% excavation waste diverted from landfill
6	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63
7	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63
8	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63
9	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63
10	7 / 15	Volume	Yes	No		No	Yes	Yes	95.00	97.63	97.63

Aftercare

Homes (Refer to page 3)	Credits	Questions					
		Compliant building warranty	Home information	Commitment to provide initial visit to new occupant	Commitment to provide visit after 4-6 weeks of occupation	Amount of time remote support provided	Amount of time on-site support provided
6	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year
7	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year
8	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year
9	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year
10	8 / 10	Yes	Yes	Yes	Yes	1 year	1 year

Home Information

Homes (Refer to page 3)	Credits	Questions	
		Core home information provided in accessible format	Issue specific home information provided in accessible format
6	5 / 5	Yes	Yes
7	5 / 5	Yes	Yes
8	5 / 5	Yes	Yes
9	5 / 5	Yes	Yes
10	5 / 5	Yes	Yes

Smart Homes

Homes (Refer to page 3)	Credits	Questions														
		Good indoor signal provided for:			Basic starter solutions				Advanced starter solutions		Remote controls provided for:				Control system(s) allows wireless connection of additional devices	Home info provided
		3G or 4G	Broadband	Digital TV	Sensor / transmitter compliant with basics required	Sensor / transmitter wirelessly linked to display basic info	Mains isolation switch installed	Home info provided	Sensor / transmitter compliant with advanced required	Sensor / transmitter wirelessly linked to display advanced info	Heating/ Ventilation	Lighting for security	Security systems	Other		
6	1 / 7		Yes	Yes	No	No	No	No								
7	1 / 7		Yes	Yes	No	No	No	No								
8	1 / 7		Yes	Yes	No	No	No	No								
9	1 / 7		Yes	Yes	No	No	No	No								
10	1 / 7		Yes	Yes	No	No	No	No								

Post Occupancy Evaluation

Homes (Refer to page 3)	Credits	Questions			
		Foundation or comprehensive route	Comprehensive		
			Independent party contracted to collect occupant feedback	Commitment to disseminate post occupancy evaluation results and lessons	Independent party contracted to carry out 1 other post occupancy evaluation method
6	4 / 9	Comprehensive	Yes	Yes	
7	4 / 9	Comprehensive	Yes	Yes	
8	4 / 9	Comprehensive	Yes	Yes	
9	4 / 9	Comprehensive	Yes	Yes	
10	4 / 9	Comprehensive	Yes	Yes	

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
11	AN11 - Flat N 11 Uren House,	Crouch End	N8 9FF	
12	AN12 - Flat N 12 Uren House,	Crouch End	N8 9FF	
13	AN13 - Flat N 13 Uren House,	Crouch End	N8 9FF	
14	AN14 - Flat N 14 Uren House,	Crouch End	N8 9FF	
15	AN15 - Flat N 15 Uren House,	Crouch End	N8 9FF	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AN11 - Flat N 11 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	284.0 / 500	161.5 / 269	166.5 / 273.25	224.25 / 404.25
AN12 - Flat N 12 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	158.5 / 269	164.25 / 273.25	221.25 / 404.25
AN13 - Flat N 13 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	156.5 / 269	162.75 / 273.25	219.25 / 404.25
AN14 - Flat N 14 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	288.0 / 500	165.5 / 269	169.5 / 273.25	228.25 / 404.25
AN15 - Flat N 15 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	164.5 / 269	168.75 / 273.25	227.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AN12 - Flat N 12 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN13 - Flat N 13 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN14 - Flat N 14 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN15 - Flat N 15 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN16 - Flat N 16 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AN12 - Flat N 12 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	17 / 62	8 / 10	11 / 11
AN13 - Flat N 13 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11
AN14 - Flat N 14 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AN15 - Flat N 15 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AN16 - Flat N 16 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AN12 - Flat N 12 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN13 - Flat N 13 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN14 - Flat N 14 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AN15 - Flat N 15 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN16 - Flat N 16 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AN12 - Flat N 12 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN13 - Flat N 13 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN14 - Flat N 14 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN15 - Flat N 15 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN16 - Flat N 16 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AN12 - Flat N 12 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN13 - Flat N 13 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN14 - Flat N 14 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN15 - Flat N 15 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AN16 - Flat N 16
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
16	AN16 - Flat N 16 Uren House,	Crouch End	N8 9FF	
17	AN17 - Flat N 17 Uren House,	Crouch End	N8 9FF	
18	AN18 - Flat N 18 Uren House,	Crouch End	N8 9FF	
19	AN21 - Flat N 21 Uren House,	Crouch End	N8 9FF	
20	AN22 - Flat N 22 Uren House,	Crouch End	N8 9FF	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AN16 - Flat N 16 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	159.5 / 269	161.5 / 273.25	222.25 / 404.25
AN17 - Flat N 17 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	161.5 / 269	163.0 / 273.25	224.25 / 404.25
AN18 - Flat N 18 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	162.5 / 269	167.25 / 273.25	225.25 / 404.25
AN21 - Flat N 21 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	284.0 / 500	161.5 / 269	166.5 / 273.25	224.25 / 404.25
AN22 - Flat N 22 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	156.5 / 269	162.75 / 273.25	219.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AN17 - Flat N 17 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN18 - Flat N 18 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN21 - Flat N 21 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN22 - Flat N 22 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN23 - Flat N 23 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AN17 - Flat N 17 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	26 / 62	8 / 10	11 / 11
AN18 - Flat N 18 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11
AN21 - Flat N 21 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11
AN22 - Flat N 22 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11
AN23 - Flat N 23 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)				Space 22.0/23.0 (AVERAGE)			Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AN17 - Flat N 17 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN18 - Flat N 18 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN21 - Flat N 21 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AN22 - Flat N 22 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN23 - Flat N 23 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AN17 - Flat N 17 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN18 - Flat N 18 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN21 - Flat N 21 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN22 - Flat N 22 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN23 - Flat N 23 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AN17 - Flat N 17 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN18 - Flat N 18 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN21 - Flat N 21 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN22 - Flat N 22 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AN23 - Flat N 23
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
21	AN23 - Flat N 23 Uren House,	Crouch End	N8 9FF	
22	AN24 - Flat N 24 Uren House,	Crouch End	N8 9FF	
23	AN25 - Flat N 25 Uren House,	Crouch End	N8 9FF	
24	AN26 - Flat N 26 Uren House,	Crouch End	N8 9FF	
25	AN27 - Flat N 27 Uren House,	Crouch End	N8 9FF	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AN23 - Flat N 23 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	156.5 / 269	162.75 / 273.25	219.25 / 404.25
AN24 - Flat N 24 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	164.5 / 269	168.75 / 273.25	227.25 / 404.25
AN25 - Flat N 25 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	164.5 / 269	168.75 / 273.25	227.25 / 404.25
AN26 - Flat N 26 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	159.5 / 269	161.5 / 273.25	222.25 / 404.25
AN27 - Flat N 27 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	159.5 / 269	161.5 / 273.25	222.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AN24 - Flat N 24 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN25 - Flat N 25 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN26 - Flat N 26 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN27 - Flat N 27 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN28 - Flat N 28 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AN24 - Flat N 24 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AN25 - Flat N 25 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AN26 - Flat N 26 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AN27 - Flat N 27 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AN28 - Flat N 28 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	20 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AN24 - Flat N 24 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN25 - Flat N 25 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN26 - Flat N 26 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AN27 - Flat N 27 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN28 - Flat N 28 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AN24 - Flat N 24 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN25 - Flat N 25 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN26 - Flat N 26 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN27 - Flat N 27 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN28 - Flat N 28 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AN24 - Flat N 24 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN25 - Flat N 25 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN26 - Flat N 26 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN27 - Flat N 27 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AN28 - Flat N 28
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
26	AN28 - Flat N 28 Uren House,	Crouch End	N8 9FF	
27	AN31 - Flat N 31 Uren House,	Crouch End	N8 9FF	
28	AN32 - Flat N 32 Uren House,	Crouch End	N8 9FF	
29	AN33 - Flat N 33 Uren House,	Crouch End	N8 9FF	
30	AN34 - Flat N 34 Uren House,	Crouch End	N8 9FF	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AN28 - Flat N 28 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	284.0 / 500	161.5 / 269	166.5 / 273.25	224.25 / 404.25
AN31 - Flat N 31 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	162.5 / 269	167.25 / 273.25	225.25 / 404.25
AN32 - Flat N 32 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	286.0 / 500	163.5 / 269	168.0 / 273.25	226.25 / 404.25
AN33 - Flat N 33 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	164.5 / 269	168.75 / 273.25	227.25 / 404.25
AN34 - Flat N 34 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	158.5 / 269	160.75 / 273.25	221.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AN31 - Flat N 31 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN32 - Flat N 32 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN33 - Flat N 33 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN34 - Flat N 34 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN35 - Flat N 35 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AN31 - Flat N 31 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11
AN32 - Flat N 32 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	22 / 62	8 / 10	11 / 11
AN33 - Flat N 33 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AN34 - Flat N 34 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	23 / 62	8 / 10	11 / 11
AN35 - Flat N 35 Uren House,	4 / 10	8 / 16	2 / 4	3 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AN31 - Flat N 31 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN32 - Flat N 32 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN33 - Flat N 33 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AN34 - Flat N 34 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN35 - Flat N 35 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AN31 - Flat N 31 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN32 - Flat N 32 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN33 - Flat N 33 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN34 - Flat N 34 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN35 - Flat N 35 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AN31 - Flat N 31 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN32 - Flat N 32 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN33 - Flat N 33 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN34 - Flat N 34 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AN35 - Flat N 35
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
31	AN35 - Flat N 35 Uren House,	Crouch End	N8 9FF	
32	AN36 - Flat N 36 Uren House,	Crouch End	N8 9FF	
33	AN41 - Flat N 41 Uren House,	Crouch End	N8 9FF	
34	AN42 - Flat N 42 Uren House,	Crouch End	N8 9FF	
35	AN43 - Flat N 43 Uren House,	Crouch End	N8 9FF	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AN35 - Flat N 35 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	159.5 / 269	161.5 / 273.25	222.25 / 404.25
AN36 - Flat N 36 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	162.5 / 269	167.25 / 273.25	225.25 / 404.25
AN41 - Flat N 41 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	279.0 / 500	156.5 / 269	162.75 / 273.25	219.25 / 404.25
AN42 - Flat N 42 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	159.5 / 269	165.0 / 273.25	222.25 / 404.25
AN43 - Flat N 43 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	280.0 / 500	157.5 / 269	163.5 / 273.25	220.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AN36 - Flat N 36 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN41 - Flat N 41 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN42 - Flat N 42 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN43 - Flat N 43 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN44 - Flat N 44 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AN36 - Flat N 36 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11
AN41 - Flat N 41 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	15 / 62	8 / 10	11 / 11
AN42 - Flat N 42 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	18 / 62	8 / 10	11 / 11
AN43 - Flat N 43 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	16 / 62	8 / 10	11 / 11
AN44 - Flat N 44 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	17 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AN36 - Flat N 36 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN41 - Flat N 41 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN42 - Flat N 42 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AN43 - Flat N 43 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN44 - Flat N 44 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AN36 - Flat N 36 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN41 - Flat N 41 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN42 - Flat N 42 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN43 - Flat N 43 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN44 - Flat N 44 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AN36 - Flat N 36 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN41 - Flat N 41 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN42 - Flat N 42 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN43 - Flat N 43 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AN44 - Flat N 44
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall

Address: The Broadway

Town: London

County: London

Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables

Lead designer: KDS Architects

Lead constructor: Ardmore Group

Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787

Assessor Organisation: Whitecode Consulting Ltd

Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
36	AN44 - Flat N 44 Uren House,	Crouch End	N8 9FF	
37	AN45 - Flat N 45 Uren House,	Crouch End	N8 9FF	
38	AN46 - Flat N 46 Uren House,	Crouch End	N8 9FF	
39	AN47 - Flat N 47 Uren House,	Crouch End	N8 9FF	
40	AN48 - Flat N 48 Uren House,	Crouch End	N8 9FF	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AN44 - Flat N 44 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	158.5 / 269	164.25 / 273.25	221.25 / 404.25
AN45 - Flat N 45 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	285.0 / 500	162.5 / 269	167.25 / 273.25	225.25 / 404.25
AN46 - Flat N 46 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	158.5 / 269	164.25 / 273.25	221.25 / 404.25
AN47 - Flat N 47 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	283.0 / 500	160.5 / 269	165.75 / 273.25	223.25 / 404.25
AN48 - Flat N 48 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	282.0 / 500	158.5 / 269	165.0 / 273.25	221.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

Minimum credits required for each Star Rating

					
	'Better'	'Good'	'Very Good'	'Excellent'	'Outstanding'
Minimum total credits	150	225	275	375	400
Percentage of total credits	30%	45%	55%	75%	80%

How the Indicators are calculated

The second element of scoring in the HQM are the Indicators which reflect key areas of concern to the householder. The respective scores for each of these Indicators are generated in parallel with the overall HQM score.

Each issue was rated in terms of the likelihood that it will impact householders living costs (My cost), health & wellbeing (My Wellbeing) and environmental footprint (My footprint). The ratings were determined through a series of workshops and questionnaires, and the points allocated as follows:

No Impact	Low Impact	Medium Impact	High Impact	Very High Impact
0	0.25	0.5	0.75	1

For each Indicator, the total number of points achieved is totalled, and the relevant Indicator band awarded accordingly.

Minimum points required for each Indicator Band

Indicators		Indicator bands and required number of points				
		1	2	3	4	5
	My Cost	81	121	148	202	215
	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AN45 - Flat N 45 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN46 - Flat N 46 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN47 - Flat N 47 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AN48 - Flat N 48 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	7 / 20	18 / 18	11 / 16	10 / 10
AS01 - Flat S 01 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AN45 - Flat N 45 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	21 / 62	8 / 10	11 / 11
AN46 - Flat N 46 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	17 / 62	8 / 10	11 / 11
AN47 - Flat N 47 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	19 / 62	8 / 10	11 / 11
AN48 - Flat N 48 Uren House,	4 / 10	16 / 16	2 / 4	3 / 8	12 / 20	0 / 12	16 / 62	8 / 10	11 / 11
AS01 - Flat S 01 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	22 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AN45 - Flat N 45 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN46 - Flat N 46 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AN47 - Flat N 47 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AN48 - Flat N 48 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS01 - Flat S 01 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AN45 - Flat N 45 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN46 - Flat N 46 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN47 - Flat N 47 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AN48 - Flat N 48 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS01 - Flat S 01 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AN45 - Flat N 45 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN46 - Flat N 46 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN47 - Flat N 47 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AN48 - Flat N 48 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS01 - Flat S 01
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9

Hornsey Town Hall

Post Construction Stage Summary report

Date: 24 March 2026

Assessment Details

Site Details

Site Name: Hornsey Town Hall
Address: The Broadway

Town: London
County: London
Post code: N8 9JJ

Party Details

Assessor Name: Katy Venables
Lead designer: KDS Architects
Lead constructor: Ardmore Group
Client: Far East Consortium

Assessment Details

Registration Number: BREEAM-0081-5787
Assessor Organisation: Whitecode Consulting Ltd
Assessor Licence Number: KS22

Home Details

Report ref.	Address 1	Town	Postcode	Input set
41	AS01 - Flat S 01 Uren House,	Crouch End	N8 9FG	
42	AS02 - Flat S 02 Uren House,	Crouch End	N8 9FG	
43	AS03 - Flat S 03 Uren House,	Crouch End	N8 9FG	
44	AS04 - Flat S 04 Uren House,	Crouch End	N8 9FG	
45	AS05 - Flat S 05 Uren House,	Crouch End	N8 9FG	

Output Summary

The below summarises the HQM outputs for this assessment.

Stars & Indicators

Dwellings	Star rating			
AS01 - Flat S 01 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	287.0 / 500	163.5 / 269	169.0 / 273.25	226.25 / 404.25
AS02 - Flat S 02 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	281.0 / 500	159.5 / 269	162.5 / 273.25	222.25 / 404.25
AS03 - Flat S 03 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	289.0 / 500	165.5 / 269	170.5 / 273.25	228.25 / 404.25
AS04 - Flat S 04 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	289.0 / 500	165.5 / 269	170.5 / 273.25	228.25 / 404.25
AS05 - Flat S 05 Uren House,	 'Very Good'	 My costs	 My wellbeing	 My footprint
	289.0 / 500	165.5 / 269	170.5 / 273.25	228.25 / 404.25

HQM Scoring Information

How the Star Rating is calculated

The Star Rating provides a simple comparative measure of the overall quality and performance of a new build home. This is based on a total HQM score which is calculated out of a maximum available 500 credits all of which are of equal value. The relative importance of different issues and criteria is based on the scoring methodology that underpins all BREEAM schemes, albeit tailored to the needs of the new building housing sector.

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	My Wellbeing	82	123	150	205	219
	My Footprint	121	182	222	303	323
Percentage of total points		30%	45%	55%	75%	80%

Credit Summary

The following tables summarise the credits achieved within the HQM sections, categories and issues, and the total number of credits achieved.

Homes	 Our surroundings 118.0/144.0 (AVERAGE)							
	Transport and Movement 44.0/50.0 (AVERAGE)			Outdoors 35.0/50.0 (AVERAGE)		Safety and Resilience 39.0/44.0 (AVERAGE)		
	Accessible Public Transport	Alternative Sustainable Transport	Local Amenities	Ecology Review	Recreational Space	Flood Risk	Managing the Impact of Rainfall	Security
AS02 - Flat S 02 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS03 - Flat S 03 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS04 - Flat S 04 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS05 - Flat S 05 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10
AS06 - Flat S 06 Uren House,	12 / 16	13 / 15	19 / 19	30 / 30	5 / 20	18 / 18	11 / 16	10 / 10

Homes	 My home 125.0/276.0 (AVERAGE)								
	Comfort 37.0/70.0 (AVERAGE)						Energy and Cost 41.0/83.0 (AVERAGE)		
	Indoor Pollutants	Daylight	Internal and External Noise	Sound Insulation	Temperature	Ventilation	Energy Forecast and Cost	Decentralised Energy	Impact on Local Air Quality
AS02 - Flat S 02 Uren House,	4 / 10	8 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS03 - Flat S 03 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS04 - Flat S 04 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS05 - Flat S 05 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	24 / 62	8 / 10	11 / 11
AS06 - Flat S 06 Uren House,	4 / 10	16 / 16	2 / 4	4 / 8	12 / 20	0 / 12	22 / 62	8 / 10	11 / 11

Homes	 My home 125.0/276.0 (AVERAGE)							
	Materials 17.0/90.0 (AVERAGE)					Space 22.0/23.0 (AVERAGE)		Water 8.0/10.0 (AVERAGE)
	Responsible Sourcing of Construction Products	Environmental Impact from Construction Products	Life Cycle Costing of Construction Products	Durability of Construction Products	Drying Space	Access and Space	Recyclable Waste	Water Efficiency
AS02 - Flat S 02 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS03 - Flat S 03 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS04 - Flat S 04 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

AS05 - Flat S 05 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10
AS06 - Flat S 06 Uren House,	7 / 31	0 / 31	0 / 18	10 / 10	2 / 3	10 / 10	10 / 10	8 / 10

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)					
	Home Delivery 25.0/49.0 (AVERAGE)					
	Commissioning and Performance	Quality Improvement	Considerate Construction	Construction Energy Use	Construction Water Use	Site Waste
AS02 - Flat S 02 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS03 - Flat S 03 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS04 - Flat S 04 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS05 - Flat S 05 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15
AS06 - Flat S 06 Uren House,	10 / 10	0 / 10	4 / 4	2 / 5	2 / 5	7 / 15

Homes	 Knowledge sharing 43.0/80.0 (AVERAGE)			
	User Experience 14.0/22.0 (AVERAGE)		Future Learning 4.0/9.0 (AVERAGE)	
	Aftercare	Home Information	Smart Homes	Post Occupancy Evaluation
AS02 - Flat S 02 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS03 - Flat S 03 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS04 - Flat S 04 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9
AS05 - Flat S 05 Uren House,	8 / 10	5 / 5	1 / 7	4 / 9

AS06 - Flat S 06
Uren House,

8 / 10

5 / 5

1 / 7

4 / 9