

**Methodology**

Each criteria/ sub criteria (measurable outcome) have equal weighting  
 Each measurable outcome to be assessed by relevant Consultant as a R/A/G  
 Overall rating for each objective determined by the highest no. of either R/A/G sub-criteria ratings  
 The outcome is based on the average mean of the rating in that column

**Marking Criteria Notes:**

Always scaled to lowest bound (Red being the Lowest). Example: If two cells are yellow, and two cells are red, it will be marked as red.

**KEY:**

NOT APPLICABLE

Example #	WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification (Column can be hidden at later date)		Option 4 - Office to Residential
Example #1	Criteria 1	Measurable outcome 1	Definition provided below.	Definition provided below.	Definition provided below.			Option 4 - Office to Residential
		Measurable outcome 2						
		Measurable outcome 3						
		Measurable outcome 3						
Example #2	Criteria 1	Measurable outcome 1	Definition provided below.	Definition provided below.	Definition provided below.			Option 4 - Office to Residential
		Measurable outcome 2						
		Measurable outcome 3						
Example #3	Criteria 1	Measurable outcome 1	Definition provided below.	Definition provided below.	Definition provided below.			Option 4 - Office to Residential
		Measurable outcome 2						
Example #4	Criteria 1	Measurable outcome 1	Definition provided below.	Definition provided below.	Definition provided below.			Option 4 - Office to Residential
		Measurable outcome 2						
		Measurable outcome 3						

N.B. Grey is excluded.

**Evaluation Scoring Summary**

Date 19/10/2020

Each criteria/ sub criteria (measurable outcome) have equal weighting

Each measurable outcome to be assessed by relevant Consultant as a R/Y/G

Overall rating for each objective determined by the highest no. of either R/Y/G sub-criteria ratings

	Opt 1 (2018)	Opt 1 (2020)	Opt 2 (2018)	Opt 2 (2020)	Opt 3 (2018)	Opt 3 (2020)	Opt 4 (2018)	Opt 4 (2020)	Opt 5 (2018)	Opt 5 (2020)	Opt 6 (2018)	Opt 6 (2020)	Opt 7 (2020)
<b>WCC Criteria</b>													
Create new, local employment opportunities	R	R	R	R	G	G	R	R	Y	Y	Y	Y	Y
Improve the quality of the built environment	R	R	R	Y	G	G	R	R	B	B	Y	B	B
Enable the development of a smart city	R	R	R	R	G	G	R	R	Y	Y	Y	B	B
Preserve and enhance local communities	Y	Y	Y	Y	G	G	Y	Y	B	B	B	B	B
Provide a mix of homes across all tenures including affordable provision	B	B	B	B	G	G	Y	Y	Y	Y	Y	Y	B
Deliver a carbon efficient strategy that is environmentally sustainable	R	R	B	B	G	G	R	R	Y	Y	R	Y	Y
Develop a financially viable option which considers the duty of the Council to deliver value for money	B	B	Y	Y	G	B	B	B	Y	Y	Y	Y	Y

	Opt 1 (2018)	Opt 1 (2020)	Opt 2 (2018)	Opt 2 (2020)	Opt 3 (2018)	Opt 3 (2020)	Opt 4 (2018)	Opt 4 (2020)	Opt 5 (2018)	Opt 5 (2020)	Opt 6 (2018)	Opt 6 (2020)	Opt 7 (2020)
<b>WCC Criteria</b>													
Facilitate improvement of the quality of the public realm and reduce anti-social behaviour	Red	Red	Red	Red	Grey	Grey	Red	Red	Red	Yellow	Yellow	Yellow	Green
Minimise disruption for existing residents as much as possible	Yellow	Yellow	Yellow	Yellow	Grey	Grey	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Ensure that homes meet modern standards	Red	Red	Red	Red	Grey	Grey	Red	Red	Red	Red	Green	Green	Green
Modern leisure, commercial facilities and homes	Red	Red	Red	Red	Grey	Grey	Red	Red	Red	Red	Green	Green	Green
<b>OUTCOME</b>	Red	Red	Red	Red	Grey	Grey	Red	Red	Yellow	Yellow	Yellow	Yellow	Green

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Create new, local employment opportunities</b>	Number of apprenticeships created in construction process. – confirmed measure will be contract value and associated number of required apprenticeships.	Estimated maximum number of construction apprenticeships to be provided in line with Planning requirements - proportionate to contract value.	Potential but not guaranteed opportunities for apprenticeships	No opportunities for apprenticeships	
	Number of local jobs created in construction process. Measure significant? (Limited)	More than 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Between 1% and 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Less than 1% of local construction jobs created as a % of residents with construction jobs living in CoW	
	Number of local jobs created in the operational phase	More than 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Between 0.1% and 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Less than 0.1% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	
	Employment creation numbers associated with each proposed use compared against the baseline (current position) define limited?	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	
	Residential design to enable home working.	Residential floor layouts maximised and incorporate sufficient space for a separate working area.	Working area incorporated into the main design of the unit. Limited space included for separate area.	Residential layouts do not enable a separate area for working.	

<b>Improve the quality of the built environment</b>	Benchmark quality of the proposed option against the existing and proposed buildings within the local vicinity	Strong positive improvement to the quality/character of local built environment	Minor positive improvement to quality/character of local built environment	No improvement to the quality/character of local built environment, or negative impact. No perceived improvement	
	Assess impact on the character and appearance of the Conservation Area.	Strong positive impact on character and appearance of the Conservation Area	Minor positive impact on character and appearance of the Conservation Area	Neutral impact on character and appearance of Conservation Area, or negative impact	
	Does the emerging option impact on LVMF viewing corridors? Yes/ No	LVMF viewing corridor not impacted	Minor impact on LVMF viewing corridor	LVMF viewing corner impacted	
	Appraisal against WELL criteria (seven concepts: air, water, nourishment, light, fitness, comfort, mind).	Greater than 70% WELL requirements have been incorporated in the design	Greater than 50% WELL requirements have been incorporated in the design	Less than 50% WELL requirements have been incorporated in the design	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
	Compare options to assess permeability, connections, integration, urban greening and public realm benefits.	Strong positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	Minor positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	No improvement to the permeability, connections, integration, urban greening and public realm benefits.	
	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	

<b>Enable the development of a smart city</b>	Appraisal against WIRED criteria (digital infrastructure)	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
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<b>Preserve and enhance local communities</b>	Existing resident leaseholders offered the opportunity to stay in their homes or return to the development, should an option that requires this to be pursued	All existing residents leaseholders offered the opportunity to stay in their homes or return to the new development.	Resident leaseholders remain in situ with disruption	Existing resident leaseholders not given the opportunity to remain in their home or return to the new development.	
	Net additional residential floorspace against base position.	Net additional residential floorspace.	No change in residential floorspace	Loss of residential floorspace	
	Employment creation numbers associated with each option benchmarked against baseline (current position).	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	

<b>Provide a mix of homes across all tenures including affordable provision</b>	Assessment against market demand for private residential	Market assessment demonstrated a significant level of demand for private residential in this location	Market assessment demonstrated a partial level of demand for private residential in this location	Market assessment demonstrated a limited level of demand for private residential in this location	
	Assessment against relevant WCC and GLA housing and affordable housing policies to create a mixed tenure development.	Scheme is fully Planning policy compliant with WCC and GLA policies in terms of private residential and affordable housing provision.	Scheme is partially planning policy compliant in terms of private residential and affordable housing provision (ie. does not comply with one of WCC or GLA policy)	Scheme is not planning policy compliant in terms of private residential and affordable housing provision (ie. Does not comply with WCC or GLA policy)	

Option 1 - Continued Maintenance (2018)	
Assessment of Measurable Outcomes	Overall Assessment
0.40%	
0.00%	
0.00%	
0.00%	
No improvement	

Option 1 - Continued Maintenance (2020)	
Assessment of Measurable Outcomes	Overall Assessment
0.40%	
0.00%	
0.00%	
0.00%	
Layouts of new residential floors layouts could be reviewed to allow WFH - may lead to area/ unit no. changes	

No material change to existing appearance	
No material change to existing appearance	
No change to height No impact on LVMF viewing corridor	
Scope of work too limited to incorporate WELL requirements	
No improvement	
No change from existing	

No material change to existing appearance	
No material change to existing appearance	
No change to height No impact on LVMF viewing corridor	
Scope of work too limited to incorporate WELL requirements	
No improvement	
No change from existing	

No change from existing	
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No change from existing	
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Resident leaseholders remain in situ - with or without disruption.	
No change. No net loss of residential floorspace	
0.00%	

Resident leaseholders remain in situ - with or without disruption.	
No change. No net loss of residential floorspace	
0.00%	

Not applicable	
No affordable housing requirement	

Not applicable	
No affordable housing requirement	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Deliver a carbon efficient strategy that is environmentally sustainable	<b>Operational energy</b> - Improvement over Part L & Energy in Use Intensity (EUI) benchmarked against baseline conditions. Compliance with LETI	Exceed London Plan requirement of 35% improvement on Part L	Compliance with London Plan (i.e. 35% improvement over Part L)	Compliance with building regs	
	<b>Circular Economy</b> - Embodied carbon has been reduced against an agreed baseline or benchmark	Achieve 2030 LETI target 300 (Resi)-350 (Commercial)kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	Achieve 2020 LETI target 600kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	1,000kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 50% reused	Achieves 2020 LETI target: 30% reused	0% reused or It is unclear from the current design if this will be met	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 80% reusable Commentary on dismantability	Achieve 2020 LETI target: 50% reusable Commentary on dismantability	Not reusable or It is unclear from the current design whether this will be met.	
	<b>Water Resources</b> - Consumption in l/per/year. Potable water reduction through greywater recycling and rainwater harvesting.	Less than 105 l/p/day. More potential for inclusion of greywater recycling and rainwater harvesting.	105 l/p/day. Less potential for inclusion of greywater recycling and rainwater harvesting.	Exceeds 105 l/p/day	
	<b>Biodiversity integration</b> - Area of soft landscape created (m2) including green and living walls & <b>urban greening factor (UGF)</b>	UGF Above 0.4 achieved	UGF 0.4 achieved	UGF 0	Urban Greening Factor is accounted for as a KPI in Biodiversity integration

Option 1 - Continued Maintenance (2018)	
no M&E upgrade and no fabric upgrade	
The Building would be reused in its entirety with minimal additional work which would result in only marginal additional embodied carbon relatively. As a rule of thumb substructure and superstructure represent typically 70% of the A1-A3 emissions.	
The existing building would be reused in almost its entirety - consequently the 50% target would be exceeded	
unclear if criteria met	
no upgrade to the sanitaryware and limited potential to retrofit greywater recycling	
Softlandscape is not part of this scope of work	

Option 1 - Continued Maintenance (2020)	
no M&E upgrade and no fabric upgrade	
The Building would be reused in its entirety with minimal additional work which would result in only marginal additional embodied carbon relatively. As a rule of thumb substructure and superstructure represent typically 70% of the A1-A3 emissions.	
The existing building would be reused in almost its entirety - consequently the 50% target would be exceeded	
unclear if criteria met	
no upgrade to the sanitaryware and limited potential to retrofit greywater recycling	
Softlandscape is not part of this scope of work	

Develop a financially viable option which considers the duty of the Council to deliver value for money	Option to demonstrate viability and deliverability for the Council, in line with WCC objectives of achieving value for money.	Scheme produces a positive Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a positive of up to £5m. Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a negative Residual Land Value. 15% Profit on Cost targetted. Scheme is financially unviable.	
	Cost and affordability to existing owners/occupiers.	Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property but is affordable by the resident using the full compensation package available	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property and this is not affordable by the resident even using the full compensation package available, requiring additional mortgage/borrowing.	

N/A not assessed previously	
Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	

Financially viable and produces a positive residual land value	
Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	

Facilitate improvement of the quality of the public realm and reduce anti-social behaviour	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	
	Secured by Design Assessment	All SBD criteria met	SBD criteria partially met	Limited SBD criteria met Not	
	DDA Assessment	All DDA criteria met	DDA criteria partially met	Limited DD criteria met	
	Consider/ assess front door locations for all/ any uses and street prominence/ connectivity	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area, although further work required.	Failure to locate front doors/ design street frontages to increase connectivity with wider area.	

No change from existing	
No change from existing	
No change from existing - very poor provision	
No change from existing - very poor provision	

No change from existing	
No change from existing	
No change from existing - very poor provision	
No change from existing - very poor provision	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Facilitate improvement of the quality of the public realm and reduce anti-social behaviour</b>	Consider/ assess visual connection to and from neighbouring street/ public realm	Design and Planning feedback concludes excellent connections created with neighbouring streets and public realm.	Design and Planning feedback concludes good connections created with neighbouring streets and public realm.	Design and Planning feedback concludes limited connections created with neighbouring streets and public realm. Further work required.	

Option 1 - Continued Maintenance (2018)
No change from existing - very poor provision

Option 1 - Continued Maintenance (2020)
No change from existing - very poor provision

<b>Minimise disruption for existing residents as much as possible</b>	Identify a clear and detailed strategy that sets out the various options for existing residents being mindful of their individual circumstances.	Variety of options (including shared ownership) available to Resident Leaseholders and residents. Implemented early in advance of planning permission.	Limited options available to Resident Leaseholders and residents.	No opportunity for advance negotiations to acquire Leaseholder interests. No right to return. Any scheme proposed will cause significant and unavoidable disruption to residents	
	Potential impacts on residents: Building work (noise, dust etc)	Relocations required are carried out with the minimum of disruption to residents as is practical	Relocations are carried out, but there is some disruption to residents lives as a consequence of the process. Suitable mitigations for vulnerable persons.	Residents subjected to significant levels of noise and dust throughout the project. Relocation causes significant and unavoidable disruption to residents lives.	
	Potential impact on residents: Relocation	Options available to residents to remain in-situ. WCC Leaseholder Policy in Housing Renewal Areas implemented - including 'right to return' for Resident Leaseholders.	Residents required to relocate for a period of the redevelopment.	Residents required to relocate to alternative residence indefinitely.	
	All secure tenants offered suitable alternative accommodation if required.	Tenants are found suitable accommodation that meets their requirements and assisted with the relocation process in a timely manner	Tenants are found suitable accommodation that meets most of their requirements and assisted with the relocation process in a timely manner	Tenants aspirations for rehousing are not possible to meet, resulting in the council having to take possession proceedings to secure vacant possession. The tenant will be housing in accommodation that they have less choice over and may not meet their requirements.	

Council has not agreed to offer same standard as offered to residents of regeneration schemes where circumstances dictate that resident unable to remain in occupation during significant works	
Unclear at this point if residents will be able to remain in residence during works. Residents will either be subjected to major noise and disruption of building works or require relocation	
Unclear at this point if residents will be able to remain in residence during works.	
Unclear at this point if residents will be able to remain in residence during works. Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Council has not agreed to offer same standard as offered to residents of regeneration schemes where circumstances dictate that resident unable to remain in occupation during significant works	
Unclear at this point if residents will be able to remain in residence during works. Residents will either be subjected to major noise and disruption of building works or require relocation	
Unclear at this point if residents will be able to remain in residence during works.	
Unclear at this point if residents will be able to remain in residence during works. Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

<b>Ensure that homes meet modern standards</b>	Conformity with WCC and GLA requirements in respect of dwellings standards. Define nos eg al, more than 50%, less than 50%	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards	A large number of the residential units are not in compliance with WCC and GLA dwelling standards	
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Additional and retained residential units provisions do not fully comply with GLA standards (that also requires Part M compliance)	
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Additional and retained residential units provisions do not fully comply with GLA standards (that also requires Part M compliance)	
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<b>Modern leisure, commercial facilities and homes</b>	Proposed uses aligned with results of market testing for the mix of uses.	Proposed uses and design is completely aligned with the market assessments initial conclusions	Proposed uses and design is only partially aligned with the market assessments initial conclusions	Proposed uses and design is not aligned with the market assessments initial conclusions	
	Ability for proposed homes to be flexible i.e. WC compliant	All homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy	Majority of homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy 1/2	Not all homes designed in line with accessibility requirements and level of WC homes provided does not meet WCC policy	
	Ability for commercial uses to be flexible	Commercial Space offers flexibility	Commercial Space offers partial flexibility	Commercial Space offers no flexibility	
	Conformity with WCC policies on land use (including car park). Assessed against Policy S1, Policy S6, Policy S18, Policy S20, Policy S21, Policy S22, Policy S28, and TRANS 25 (excluding affordable housing policies (see above))	Option Fully in compliance with WCC land use policy requirements (including car park)	Option in partial compliance with WCC land use policy requirements (including car park)	Option not in compliance with WCC land use policy requirements (including car park)	
	WIRED criteria met in respect of the building design	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	Duplicate of Line 31
Conformity with WCC and GLA requirements in respect of dwellings standards.	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards more than half	A large number of the residential units are not in compliance with WCC and GLA dwelling standards fewer than half		

Not completely aligned with market demand	
Existing residential unit provisions do not fully comply with WCC standards (that also requires Part M compliance)	
no change from existing/ structure fl -fl inflexible	
No change to land use	
No change from existing	
Existing residential unit provisions do not fully comply with GLA standards	

Not completely aligned with market demand	
Existing residential unit provisions do not fully comply with WCC standards (that also requires Part M compliance)	
no change from existing/ structure fl -fl inflexible	
No change to land use	
No change from existing	
Existing residential unit provisions do not fully comply with GLA standards	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Modern leisure, commercial facilities and homes</b>	Consider daylight and sunlight matters for existing neighbours and amenity within the site, against the methodologies and criteria set out in the BRE guidelines (2011).	Most existing neighbouring buildings experiencing impacts within the BRE guidelines' recommendations (2011), with any shortfall of minor significance; Most of the proposed residential units and outdoor communal spaces meeting the BRE (2011) recommendations for daylight and sunlight, with any shortfall of minor significance.	Some of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with limited impacts of major significance; Some of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	Most of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with most of the impacts of major significance; Most of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	

Option 1 - Continued Maintenance (2018)		
<table border="1"> <tr> <td data-bbox="1679 163 1976 407">The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.</td> <td data-bbox="1976 163 2110 407"></td> </tr> </table>	The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.	
The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.		

Option 1 - Continued Maintenance (2020)		
<table border="1"> <tr> <td data-bbox="2169 163 2466 407">The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.</td> <td data-bbox="2466 163 2614 407"></td> </tr> </table>	The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.	
The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.		

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Create new, local employment opportunities</b>	Number of apprenticeships created in construction process. – confirmed measure will be contract value and associated number of required apprenticeships.	Estimated maximum number of construction apprenticeships to be provided in line with Planning requirements - proportionate to contract value.	Potential but not guaranteed opportunities for apprenticeships	No opportunities for apprenticeships	
	Number of local jobs created in construction process. Measure significant? (Limited)	More than 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Between 1% and 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Less than 1% of local construction jobs created as a % of residents with construction jobs living in CoW	
	Number of local jobs created in the operational phase	More than 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Between 0.1% and 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Less than 0.1% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	
	Employment creation numbers associated with each proposed use compared against the baseline (current position) define limited?	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	
	Residential design to enable home working.	Residential floor layouts maximised and incorporate sufficient space for a separate working area.	Working area incorporated into the main design of the unit. Limited space included for separate area.	Residential layouts do not enable a separate area for working.	

<b>Improve the quality of the built environment</b>	Benchmark quality of the proposed option against the existing and proposed buildings within the local vicinity	Strong positive improvement to the quality/character of local built environment	Minor positive improvement to quality/character of local built environment	No improvement to the quality/character of local built environment, or negative impact. No perceived improvement	
	Assess impact on the character and appearance of the Conservation Area.	Strong positive impact on character and appearance of the Conservation Area	Minor positive impact on character and appearance of the Conservation Area	Neutral impact on character and appearance of Conservation Area, or negative impact	
	Does the emerging option impact on LVMF viewing corridors? Yes/ No	LVMF viewing corridor not impacted	Minor impact on LVMF viewing corridor	LVMF viewing corner impacted	
	Appraisal against WELL criteria (seven concepts: air, water, nourishment, light, fitness, comfort, mind).	Greater than 70% WELL requirements have been incorporated in the design	Greater than 50% WELL requirements have been incorporated in the design	Less than 50% WELL requirements have been incorporated in the design	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
	Compare options to assess permeability, connections, integration, urban greening and public realm benefits.	Strong positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	Minor positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	No improvement to the permeability, connections, integration, urban greening and public realm benefits.	
	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	

<b>Enable the development of a smart city</b>	Appraisal against WIRED criteria (digital infrastructure)	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
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<b>Preserve and enhance local communities</b>	Existing resident leaseholders offered the opportunity to stay in their homes or return to the development, should an option that requires this to be pursued	All existing residents leaseholders offered the opportunity to stay in their homes or return to the new development.	Resident leaseholders remain in situ with disruption	Existing resident leaseholders not given the opportunity to remain in their home or return to the new development.	
	Net additional residential floorspace against base position.	Net additional residential floorspace.	No change in residential floorspace	Loss of residential floorspace	
	Employment creation numbers associated with each option benchmarked against baseline (current position).	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	

<b>Provide a mix of homes across all tenures including affordable provision</b>	Assessment against market demand for private residential	Market assessment demonstrated a significant level of demand for private residential in this location	Market assessment demonstrated a partial level of demand for private residential in this location	Market assessment demonstrated a limited level of demand for private residential in this location	
	Assessment against relevant WCC and GLA housing and affordable housing policies to create a mixed tenure development.	Scheme is fully Planning policy compliant with WCC and GLA policies in terms of private residential and affordable housing provision.	Scheme is partially planning policy compliant in terms of private residential and affordable housing provision (ie. does not comply with one of WCC or GLA policy)	Scheme is not planning policy compliant in terms of private residential and affordable housing provision (ie. Does not comply with WCC or GLA policy)	

Option 2 - Refurbishment (2018)	Overall Assessment
Assessment of Measurable Outcomes	
0.60%	
0.00%	
0.00%	
0.00%	
No change in unit layouts to accommodate WFH	

Replace cladding , roof and windows	
Replace cladding , roof and windows	
No change to height No impact on LVMF viewing corridor	
Scope of work too limited to incorporate WELL requirements	
No improvement	
No change from existing	

No change from existing	
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All existing resident leaseholders offered the opportunity to stay in their homes or return to the new development.	
No change. No net loss of residential floorspace	
0.00%	

Not applicable	
No affordable housing requirement	

Option 2 - Refurbishment (2020)	Overall Assessment
Assessment of Measurable Outcomes	
0.60%	
0.00%	
0.00%	
0.00%	
No change in unit layouts to accommodate WFH	

Replace cladding , roof and windows	
Replace cladding , roof and windows	
No change to height No impact on LVMF viewing corridor	
Inherent constraints from the building might prevent to achieve more than 70% of the WELL requirements	
No improvement	
No change from existing	

No change from existing	
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All existing resident leaseholders offered the opportunity to stay in their homes or return to the new development.	
No change. No net loss of residential floorspace	
0.00%	

Not applicable	
No affordable housing requirement	



WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Deliver a carbon efficient strategy that is environmentally sustainable	<b>Operational energy</b> - Improvement over Part L & Energy in Use Intensity (EUI) benchmarked against baseline conditions. Compliance with LETI	Exceed London Plan requirement of 35% improvement on Part L	Compliance with London Plan (i.e. 35% improvement over Part L)	Compliance with building regs	
	<b>Circular Economy</b> - Embodied carbon has been reduced against an agreed baseline or benchmark	Achieve 2030 LETI target 300 (Resi)-350 (Commercial)kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	Achieve 2020 LETI target 600kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	1,000kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 50% reused	Achieves 2020 LETI target: 30% reused	0% reused or It is unclear from the current design if this will be met	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 80% reusable Commentary on dismantlability	Achieve 2020 LETI target: 50% reusable Commentary on dismantlability	Not reusable or It is unclear from the current design whether this will be met.	
	<b>Water Resources</b> - Consumption in l/per/year. Potable water reduction through greywater recycling and rainwater harvesting.	Less than 105 l/p/day. More potential for inclusion of greywater recycling and rainwater harvesting.	105 l/p/day. Less potential for inclusion of greywater recycling and rainwater harvesting.	Exceeds 105 l/p/day	
	<b>Biodiversity integration</b> - Area of soft landscape created (m2) including green and living walls & <b>urban greening factor (UGF)</b>	UGF Above 0.4 achieved	UGF 0.4 achieved	UGF 0	Urban Greening Factor is accounted for as a KPI in Biodiversity integration

Option 2 - Refurbishment (2018)	
It is understood that the fabric would be upgraded, alongside the M&E system. It is consequently anticipated to meet the London Plan requirement.	
The Building would be reused in almost its entirety with limited additional work which would result in only minor additional embodied carbon relatively. As a rule of thumb substructure and superstructure represent typically 70% of the A1-A3 emissions. The embodied carbon would be greater than Option 1	
The existing building would be reused in almost its entirety - consequently the 50% target would be exceeded	
unclear if criteria met	
Anticipated that the water consumption would be less than 105l/p/day based on upgrade of sanitaryware throughout. In parallel, there will be potential to retrofit greywater recycling or rainwater harvesting	
UGF is a requirement of the emerging Local Plan and consequently it is unclear whether this would have been met	

Option 2 - Refurbishment (2020)	
It is understood that the 2020 option will have completely new M&E & fabric consequently it is within our gift to ensure we exceed London Plan standard requirements. There is also potential to explore compliance with LETI requirements	
The Building would be reused in almost its entirety with limited additional work which would result in only minor additional embodied carbon relatively. As a rule of thumb substructure and superstructure represent typically 70% of the A1-A3 emissions. The embodied carbon would be greater than Option 1	
The existing building would be reused in almost its entirety - consequently the 50% target would be exceeded	
unclear if criteria met	
Anticipated that the water consumption would be less than 105l/p/day based on upgrade of sanitaryware throughout. In parallel, there will be potential to retrofit greywater recycling or rainwater harvesting	
Potential to exceed UGF requirement	

Develop a financially viable option which considers the duty of the Council to deliver value for money	Option to demonstrate viability and deliverability for the Council, in line with WCC objectives of achieving value for money.	Scheme produces a positive Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a positive of up to £5m. Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a negative Residual Land Value. 15% Profit on Cost targetted. Scheme is financially unviable.	
	Cost and affordability to existing owners/occupiers.	Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property but is affordable by the resident using the full compensation package available	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property and this is not affordable by the resident even using the full compensation package available, requiring additional mortgage/borrowing.	

N/A not assessed previously	
Amber rating as we can't assess what cost may be incurred by the resident until more work is done	

Financially viable and produces a positive residual land value	
Amber rating as we can't assess what cost may be incurred by the resident until more work is done	

Facilitate improvement of the quality of the public realm and reduce anti-social behaviour	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	
	Secured by Design Assessment	All SBD criteria met	SBD criteria partially met	Limited SBD criteria met Not	
	DDA Assessment	All DDA criteria met	DDA criteria partially met	Limited DD criteria met	
	Consider/ assess front door locations for all/ any uses and street prominence/ connectivity	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area, although further work required.	Failure to locate front doors/ design street frontages to increase connectivity with wider area.	

No change from existing	
No change from existing	
No change from existing - very poor provision	
No change from existing - very poor provision	

No change from existing	
SBD partially met on New Build portions of the façade	
No change from existing - very poor provision	
No change from existing - very poor provision	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Facilitate improvement of the quality of the public realm and reduce anti-social behaviour</b>	Consider/ assess visual connection to and from neighbouring street/ public realm	Design and Planning feedback concludes excellent connections created with neighbouring streets and public realm.	Design and Planning feedback concludes good connections created with neighbouring streets and public realm.	Design and Planning feedback concludes limited connections created with neighbouring streets and public realm. Further work required.	

<b>Minimise disruption for existing residents as much as possible</b>	Identify a clear and detailed strategy that sets out the various options for existing residents being mindful of their individual circumstances.	Variety of options (including shared ownership) available to Resident Leaseholders and residents. Implemented early in advance of planning permission.	Limited options available to Resident Leaseholders and residents.	No opportunity for advance negotiations to acquire Leaseholder interests. No right to return. Any scheme proposed will cause significant and unavoidable disruption to residents	
	Potential impacts on residents: Building work (noise, dust etc)	Relocations required are carried out with the minimum of disruption to residents as is practical	Relocations are carried out, but there is some disruption to residents lives as a consequence of the process. Suitable mitigations for vulnerable persons.	Residents subjected to significant levels of noise and dust throughout the project. Relocation causes significant and unavoidable disruption to residents lives.	
	Potential impact on residents: Relocation	Options available to residents to remain in-situ. WCC Leaseholder Policy in Housing Renewal Areas implemented - including 'right to return' for Resident Leaseholders.	Residents required to relocate for a period of the redevelopment.	Residents required to relocate to alternative residence indefinitely.	
	All secure tenants offered suitable alternative accommodation if required.	Tenants are found suitable accommodation that meets their requirements and assisted with the relocation process in a timely manner	Tenants are found suitable accommodation that meets most of their requirements and assisted with the relocation process in a timely manner	Tenants aspirations for rehousing are not possible to meet, resulting in the council having to take possession proceedings to secure vacant possession. The tenant will be housing in accommodation that they have less choice over and may not meet their requirements.	

<b>Ensure that homes meet modern standards</b>	Conformity with WCC and GLA requirements in respect of dwellings standards. Define nos eg al, more than 50%, less than 50%	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards	A large number of the residential units are not in compliance with WCC and GLA dwelling standards	
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<b>Modern leisure, commercial facilities and homes</b>	Proposed uses aligned with results of market testing for the mix of uses.	Proposed uses and design is completely aligned with the market assessments initial conclusions	Proposed uses and design is only partially aligned with the market assessments initial conclusions	Proposed uses and design is not aligned with the market assessments initial conclusions	
	Ability for proposed homes to be flexible i.e. WC compliant	All homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy	Majority of homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy 1/2	Not all homes designed in line with accessibility requirements and level of WC homes provided does not meet WCC policy	
	Ability for commercial uses to be flexible	Commercial Space offers flexibility	Commercial Space offers partial flexibility	Commercial Space offers no flexibility	
	Conformity with WCC policies on land use (including car park). Assessed against Policy S1, Policy S6, Policy S18, Policy S20, Policy S21, Policy S22, Policy S28, and TRANS 25 (excluding affordable housing policies (see above))	Option Fully in compliance with WCC land use policy requirements (including car park)	Option in partial compliance with WCC land use policy requirements (including car park)	Option not in compliance with WCC land use policy requirements (including car park)	
	WIRED criteria met in respect of the building design	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	Duplicate of Line 31
Conformity with WCC and GLA requirements in respect of dwellings standards.	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards more than half	A large number of the residential units are not in compliance with WCC and GLA dwelling standards fewer than half		

Option 2 - Refurbishment (2018)
No change from existing - very poor provision

Option 2 - Refurbishment (2020)
No change from existing - very poor provision

Council has not agreed to offer same standard as offered to residents of regeneration schemes where circumstances dictate that resident unable to remain in occupation during significant works	
Unclear at this point if residents will be able to remain in residence during works. Residents will either be subjected to major noise and disruption of building works or require relocation	
Residents will have to be temporarily relocated during the works	
Unclear at this point if residents will be able to remain in residence during works. Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Council has not agreed to offer same standard as offered to residents of regeneration schemes where circumstances dictate that resident unable to remain in occupation during significant works	
Unclear at this point if residents will be able to remain in residence during works. Residents will either be subjected to major noise and disruption of building works or require relocation	
Residents will have to be temporarily relocated during the works	
Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Additional and retained residential units provisions do not fully comply with GLA standards (that also requires Part M compliance)	
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Additional and retained residential units provisions do not fully comply with GLA standards (that also requires Part M compliance)	
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Not completely aligned with market demand	
Existing residential unit provisions do not fully comply with WCC standards (that also requires Part M compliance)	
no change from existing/ structure fl -fl inflexible	
No change to land use	
No change from existing	
Existing residential unit provisions do not fully comply with GLA standards	

Not completely aligned with market demand	
Existing residential unit provisions do not fully comply with WCC standards (that also requires Part M compliance)	
no change from existing/ structure fl -fl inflexible	
No change to land use	
No change from existing	
Existing residential unit provisions do not fully comply with GLA standards	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Modern leisure, commercial facilities and homes</b>	Consider daylight and sunlight matters for existing neighbours and amenity within the site, against the methodologies and criteria set out in the BRE guidelines (2011).	Most existing neighbouring buildings experiencing impacts within the BRE guidelines' recommendations (2011), with any shortfall of minor significance; Most of the proposed residential units and outdoor communal spaces meeting the BRE (2011) recommendations for daylight and sunlight, with any shortfall of minor significance.	Some of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with limited impacts of major significance; Some of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	Most of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with most of the impacts of major significance; Most of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	

Option 2 - Refurbishment (2018)	
The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.	

Option 2 - Refurbishment (2020)	
The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Create new, local employment opportunities</b>	Number of apprenticeships created in construction process. – confirmed measure will be contract value and associated number of required apprenticeships.	Estimated maximum number of construction apprenticeships to be provided in line with Planning requirements - proportionate to contract value.	Potential but not guaranteed opportunities for apprenticeships	No opportunities for apprenticeships	
	Number of local jobs created in construction process. Measure significant? (Limited)	More than 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Between 1% and 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Less than 1% of local construction jobs created as a % of residents with construction jobs living in CoW	
	Number of local jobs created in the operational phase	More than 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Between 0.1% and 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Less than 0.1% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	
	Employment creation numbers associated with each proposed use compared against the baseline (current position) define limited?	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	
	Residential design to enable home working.	Residential floor layouts maximised and incorporate sufficient space for a separate working area.	Working area incorporated into the main design of the unit. Limited space included for separate area.	Residential layouts do not enable a separate area for working.	

<b>Improve the quality of the built environment</b>	Benchmark quality of the proposed option against the existing and proposed buildings within the local vicinity	Strong positive improvement to the quality/character of local built environment	Minor positive improvement to the quality/character of local built environment	No improvement to the quality/character of local built environment, or negative impact. No perceived improvement	
	Assess impact on the character and appearance of the Conservation Area.	Strong positive impact on character and appearance of the Conservation Area	Minor positive impact on character and appearance of the Conservation Area	Neutral impact on character and appearance of Conservation Area, or negative impact	
	Does the emerging option impact on LVMF viewing corridors? Yes/ No	LVMF viewing corridor not impacted	Minor impact on LVMF viewing corridor	LVMF viewing corner impacted	
	Appraisal against WELL criteria (seven concepts: air, water, nourishment, light, fitness, comfort, mind).	Greater than 70% WELL requirements have been incorporated in the design	Greater than 50% WELL requirements have been incorporated in the design	Less than 50% WELL requirements have been incorporated in the design	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
	Compare options to assess permeability, connections, integration, urban greening and public realm benefits.	Strong positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	Minor positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	No improvement to the permeability, connections, integration, urban greening and public realm benefits.	
	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	

<b>Enable the development of a smart city</b>	Appraisal against WIRED criteria (digital infrastructure)	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
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<b>Preserve and enhance local communities</b>	Existing resident leaseholders offered the opportunity to stay in their homes or return to the development, should an option that requires this to be pursued	All existing residents leaseholders offered the opportunity to stay in their homes or return to the new development.	Resident leaseholders remain in situ with disruption	Existing resident leaseholders not given the opportunity to remain in their home or return to the new development.	
	Net additional residential floorspace against base position.	Net additional residential floorspace.	No change in residential floorspace	Loss of residential floorspace	
	Employment creation numbers associated with each option benchmarked against baseline (current position).	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	

<b>Provide a mix of homes across all tenures including affordable provision</b>	Assessment against market demand for private residential	Market assessment demonstrated a significant level of demand for private residential in this location	Market assessment demonstrated a partial level of demand for private residential in this location	Market assessment demonstrated a limited level of demand for private residential in this location	
	Assessment against relevant WCC and GLA housing and affordable housing policies to create a mixed tenure development.	Scheme is fully Planning policy compliant with WCC and GLA policies in terms of private residential and affordable housing provision.	Scheme is partially planning policy compliant in terms of private residential and affordable housing provision (ie. does not comply with one of WCC or GLA policy)	Scheme is not planning policy compliant in terms of private residential and affordable housing provision (ie. Does not comply with WCC or GLA policy)	

Option 3 - Sale (2018)	
Assessment of Measurable Outcomes	Overall Assessment
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	

Option 3 - Sale (2020)	
Assessment of Measurable Outcomes	Overall Assessment
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	

Not feasible to assess impact of future ownership	
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Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Deliver a carbon efficient strategy that is environmentally sustainable	<b>Operational energy</b> - Improvement over Part L & Energy in Use Intensity (EUI) benchmarked against baseline conditions. Compliance with LETI	Exceed London Plan requirement of 35% improvement on Part L	Compliance with London Plan (i.e. 35% improvement over Part L)	Compliance with building regs	
	<b>Circular Economy</b> - Embodied carbon has been reduced against an agreed baseline or benchmark	Achieve 2030 LETI target 300 (Resi)-350 (Commercial)kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	Achieve 2020 LETI target 600kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	1,000kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 50% reused	Achieves 2020 LETI target: 30% reused	0% reused or It is unclear from the current design if this will be met	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 80% reusable Commentary on dismantlability	Achieve 2020 LETI target: 50% reusable Commentary on dismantlability	Not reusable or It is unclear from the current design whether this will be met.	
	<b>Water Resources</b> - Consumption in l/per/year. Potable water reduction through greywater recycling and rainwater harvesting.	Less than 105 l/p/day. More potential for inclusion of greywater recycling and rainwater harvesting.	105 l/p/day. Less potential for inclusion of greywater recycling and rainwater harvesting.	Exceeds 105 l/p/day	
	<b>Biodiversity integration</b> - Area of soft landscape created (m2) including green and living walls & <b>urban greening factor (UGF)</b>	UGF Above 0.4 achieved	UGF 0.4 achieved	UGF 0	Urban Greening Factor is accounted for as a KPI in Biodiversity integration

Option 3 - Sale (2018)	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	

Option 3 - Sale (2020)	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	

Develop a financially viable option which considers the duty of the Council to deliver value for money	Option to demonstrate viability and deliverability for the Council, in line with WCC objectives of achieving value for money.	Scheme produces a positive Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a positive of up to £5m. Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a negative Residual Land Value. 15% Profit on Cost targetted. Scheme is financially unviable.	
	Cost and affordability to existing owners/occupiers.	Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property but is affordable by the resident using the full compensation package available	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property and this is not affordable by the resident even using the full compensation package available, requiring additional mortgage/borrowing.	

N/A not assessed previously	
Not feasible to assess impact of future ownership	

Financially viable	
Not feasible to assess impact of future ownership	

Facilitate improvement of the quality of the public realm and reduce anti-social behaviour	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	
	Secured by Design Assessment	All SBD criteria met	SBD criteria partially met	Limited SBD criteria met Not	
	DDA Assessment	All DDA criteria met	DDA criteria partially met	Limited DD criteria met	
	Consider/ assess front door locations for all/ any uses and street prominence/ connectivity	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area, although further work required.	Failure to locate front doors/ design street frontages to increase connectivity with wider area.	

Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	

Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	
Not feasible to assess impact of future ownership	



WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Modern leisure, commercial facilities and homes</b>	Consider daylight and sunlight matters for existing neighbours and amenity within the site, against the methodologies and criteria set out in the BRE guidelines (2011).	Most existing neighbouring buildings experiencing impacts within the BRE guidelines' recommendations (2011), with any shortfall of minor significance; Most of the proposed residential units and outdoor communal spaces meeting the BRE (2011) recommendations for daylight and sunlight, with any shortfall of minor significance.	Some of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with limited impacts of major significance; Some of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	Most of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with most of the impacts of major significance; Most of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	

Option 3 - Sale (2018)	
Not feasible to assess impact of future ownership	

Option 3 - Sale (2020)	
Not feasible to assess impact of future ownership	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Create new, local employment opportunities</b>	Number of apprenticeships created in construction process. – confirmed measure will be contract value and associated number of required apprenticeships.	Estimated maximum number of construction apprenticeships to be provided in line with Planning requirements - proportionate to contract value.	Potential but not guaranteed opportunities for apprenticeships	No opportunities for apprenticeships	
	Number of local jobs created in construction process. Measure significant? (Limited)	More than 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Between 1% and 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Less than 1% of local construction jobs created as a % of residents with construction jobs living in CoW	
	Number of local jobs created in the operational phase	More than 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Between 0.1% and 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Less than 0.1% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	
	Employment creation numbers associated with each proposed use compared against the baseline (current position) define limited?	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	
	Residential design to enable home working.	Residential floor layouts maximised and incorporate sufficient space for a separate working area.	Working area incorporated into the main design of the unit. Limited space included for separate area.	Residential layouts do not enable a separate area for working.	

<b>Improve the quality of the built environment</b>	Benchmark quality of the proposed option against the existing and proposed buildings within the local vicinity	Strong positive improvement to the quality/character of local built environment	Minor positive improvement to the quality/character of local built environment	No improvement to the quality/character of local built environment, or negative impact. No perceived improvement	
	Assess impact on the character and appearance of the Conservation Area.	Strong positive impact on character and appearance of the Conservation Area	Minor positive impact on character and appearance of the Conservation Area	Neutral impact on character and appearance of Conservation Area, or negative impact	
	Does the emerging option impact on LVMF viewing corridors? Yes/ No	LVMF viewing corridor not impacted	Minor impact on LVMF viewing corridor	LVMF viewing corner impacted	
	Appraisal against WELL criteria (seven concepts: air, water, nourishment, light, fitness, comfort, mind).	Greater than 70% WELL requirements have been incorporated in the design	Greater than 50% WELL requirements have been incorporated in the design	Less than 50% WELL requirements have been incorporated in the design	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
	Compare options to assess permeability, connections, integration, urban greening and public realm benefits.	Strong positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	Minor positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	No improvement to the permeability, connections, integration, urban greening and public realm benefits.	
	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	

<b>Enable the development of a smart city</b>	Appraisal against WIRED criteria (digital infrastructure)	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
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<b>Preserve and enhance local communities</b>	Existing resident leaseholders offered the opportunity to stay in their homes or return to the development, should an option that requires this to be pursued	All existing residents leaseholders offered the opportunity to stay in their homes or return to the new development.	Resident leaseholders remain in situ with disruption	Existing resident leaseholders not given the opportunity to remain in their home or return to the new development.	
	Net additional residential floorspace against base position.	Net additional residential floorspace.	No change in residential floorspace	Loss of residential floorspace	
	Employment creation numbers associated with each option benchmarked against baseline (current position).	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	

<b>Provide a mix of homes across all tenures including affordable provision</b>	Assessment against market demand for private residential	Market assessment demonstrated a significant level of demand for private residential in this location	Market assessment demonstrated a partial level of demand for private residential in this location	Market assessment demonstrated a limited level of demand for private residential in this location	
	Assessment against relevant WCC and GLA housing and affordable housing policies to create a mixed tenure development.	Scheme is fully Planning policy compliant with WCC and GLA policies in terms of private residential and affordable housing provision.	Scheme is partially planning policy compliant in terms of private residential and affordable housing provision (ie. does not comply with one of WCC or GLA policy)	Scheme is not planning policy compliant in terms of private residential and affordable housing provision (ie. Does not comply with WCC or GLA policy)	

Option 4 - Office to Residential (2018)	
Assessment of Measurable Outcomes	Overall Assessment
0.80%	
0.10%	
0.00%	
0.00%	
No improvement	

Option 4 - Office to Residential (2020)	
Assessment of Measurable Outcomes	Overall Assessment
0.80%	
0.10%	
0.00%	
0.00%	
Layouts of new residential floors layouts could be reviewed to allow WFH - may lead to area/ unit no. changes	

No improvement	
No improvement	
No change to height/massing	
Scope of work too limited to incorporate WELL requirements	
No improvement	
No change from existing	

Replace cladding , roof and windows (as in Option 4)	
Replace cladding , roof and windows (as in Option 4)	
No change to height/massing	
Scope of work too limited to incorporate WELL requirements	
No improvement	
No change from existing	

No change from existing	
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No change from existing	
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Resident leaseholders can remain in-situ with disruption.	
Net additional residential floorspace.	
0.00%	

Tenants will be required to move out during the works however will be able to return on the works being completed.	
Net additional residential floorspace.	
0.00%	

High level of residential demand.	
10 new units. 1 Affordable Unit (80sqm). Compliant with WCC Policy S16. London Plan (inc. Affordable Housing & Viability SPG) would require 50% affordable housing on public land to follow the 'Fast-Track' route for scheme capable of delivering 10 units.	

High level of residential demand.	
Assume the 2020 option would be compliant with WCC and GLA policy and provide 50% affordable housing.	



WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Deliver a carbon efficient strategy that is environmentally sustainable	<b>Operational energy</b> - Improvement over Part L & Energy in Use Intensity (EUI) benchmarked against baseline conditions. Compliance with LETI	Exceed London Plan requirement of 35% improvement on Part L	Compliance with London Plan (i.e. 35% improvement over Part L)	Compliance with building regs	
	<b>Circular Economy</b> - Embodied carbon has been reduced against an agreed baseline or benchmark	Achieve 2030 LETI target 300 (Resi)-350 (Commercial)kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	Achieve 2020 LETI target 600kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	1,000kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 50% reused	Achieves 2020 LETI target: 30% reused	0% reused or It is unclear from the current design if this will be met	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 80% reusable Commentary on dismantability	Achieve 2020 LETI target: 50% reusable Commentary on dismantability	Not reusable or It is unclear from the current design whether this will be met.	
	<b>Water Resources</b> - Consumption in l/per/year. Potable water reduction through greywater recycling and rainwater harvesting.	Less than 105 l/p/day. More potential for inclusion of greywater recycling and rainwater harvesting.	105 l/p/day. Less potential for inclusion of greywater recycling and rainwater harvesting.	Exceeds 105 l/p/day	
	<b>Biodiversity integration</b> - Area of soft landscape created (m2) including green and living walls & <b>urban greening factor (UGF)</b>	UGF Above 0.4 achieved	UGF 0.4 achieved	UGF 0	Urban Greening Factor is accounted for as a KPI in Biodiversity integration

Option 4 - Office to Residential (2018)	
no M&E upgrade and no fabric upgrade	
The Building would be reused in almost its entirety with limited additional work which would result in only minor additional embodied carbon relatively. As a rule of thumb substructure and superstructure represent typically 70% of the A1-A3 emissions.	
The building would be reused in almost its entirety - consequently the 50% target would be exceeded	
unclear if criteria met	
It is assumed that the new converted floor of the existing Development would have met the London Plan 2016 requirements (i.e. Policy 5.15 - 105/l/per/day). However the majority of the rest of the building would have most likely exceeded 105l/p/day	
As this is an existing building, it is more difficult to include high-quality soft landscape. In parallel, UGF is a requirement of the emerging Local Plan and consequently it is unclear whether this would have been met	

Option 4 - Office to Residential (2020)	
Only some fabric upgrade with the change of cladding, window which would result in an improvement compared to 2018 scheme. However it is questionable whether this would be sufficient to achieve London Plan requirement	
The Building would be reused in almost its entirety with limited additional work which would result in only minor additional embodied carbon relatively. As a rule of thumb substructure and superstructure represent typically 70% of the A1-A3 emissions.	
The existing building would be reused in almost its entirety - consequently the 50% target would be exceeded	
unclear if criteria met	
It is assumed that the new converted floor of the existing Development would have met the London Plan 2016 requirements (i.e. Policy 5.15 - 105/l/per/day). However the majority of the rest of the building would have most likely exceeded 105l/p/day	
As this is an existing building, it is more difficult to include high-quality soft landscape. In parallel, UGF is a requirement of the emerging Local Plan and consequently it is unclear whether this would have been met	

Develop a financially viable option which considers the duty of the Council to deliver value for money	Option to demonstrate viability and deliverability for the Council, in line with WCC objectives of achieving value for money.	Scheme produces a positive Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a positive of up to £5m. Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a negative Residual Land Value. 15% Profit on Cost targetted. Scheme is financially unviable.	
	Cost and affordability to existing owners/occupiers.	Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property but is affordable by the resident using the full compensation package available	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property and this is not affordable by the resident even using the full compensation package available, requiring additional mortgage/borrowing.	

Financially viable and produces a positive residual land value	
Option will not increase costs for residents	

Financially viable and produces a positive residual land value	
Option will not increase costs for residents	

Facilitate improvement of the quality of the public realm and reduce anti-social behaviour	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	
	Secured by Design Assessment	All SBD criteria met	SBD criteria partially met	Limited SBD criteria met Not	
	DDA Assessment	All DDA criteria met	DDA criteria partially met	Limited DD criteria met	
	Consider/ assess front door locations for all/ any uses and street prominence/ connectivity	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area, although further work required.	Failure to locate front doors/ design street frontages to increase connectivity with wider area.	

No change from existing	
No change from existing	
No change from existing - very poor provision	
No change from existing - very poor provision	

No change from existing	
SBD partially met on New Build portions of the façade	
No change from existing - very poor provision	
No change from existing - very poor provision	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Facilitate improvement of the quality of the public realm and reduce anti-social behaviour</b>	Consider/ assess visual connection to and from neighbouring street/ public realm	Design and Planning feedback concludes excellent connections created with neighbouring streets and public realm.	Design and Planning feedback concludes good connections created with neighbouring streets and public realm.	Design and Planning feedback concludes limited connections created with neighbouring streets and public realm. Further work required.	

<b>Minimise disruption for existing residents as much as possible</b>	Identify a clear and detailed strategy that sets out the various options for existing residents being mindful of their individual circumstances.	Variety of options (including shared ownership) available to Resident Leaseholders and residents. Implemented early in advance of planning permission.	Limited options available to Resident Leaseholders and residents.	No opportunity for advance negotiations to acquire Leaseholder interests. No right to return. Any scheme proposed will cause significant and unavoidable disruption to residents	
	Potential impacts on residents: Building work (noise, dust etc)	Relocations required are carried out with the minimum of disruption to residents as is practical	Relocations are carried out, but there is some disruption to residents lives as a consequence of the process. Suitable mitigations for vulnerable persons.	Residents subjected to significant levels of noise and dust throughout the project. Relocation causes significant and unavoidable disruption to residents lives.	
	Potential impact on residents: Relocation	Options available to residents to remain in-situ. WCC Leaseholder Policy in Housing Renewal Areas implemented - including 'right to return' for Resident Leaseholders.	Residents required to relocate for a period of the redevelopment.	Residents required to relocate to alternative residence indefinitely.	
	All secure tenants offered suitable alternative accommodation if required.	Tenants are found suitable accommodation that meets their requirements and assisted with the relocation process in a timely manner	Tenants are found suitable accommodation that meets most of their requirements and assisted with the relocation process in a timely manner	Tenants aspirations for rehousing are not possible to meet, resulting in the council having to take possession proceedings to secure vacant possession. The tenant will be housing in accommodation that they have less choice over and may not meet their requirements.	

<b>Ensure that homes meet modern standards</b>	Conformity with WCC and GLA requirements in respect of dwellings standards. Define nos eg al, more than 50%, less than 50%	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards	A large number of the residential units are not in compliance with WCC and GLA dwelling standards	
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<b>Modern leisure, commercial facilities and homes</b>	Proposed uses aligned with results of market testing for the mix of uses.	Proposed uses and design is completely aligned with the market assessments initial conclusions	Proposed uses and design is only partially aligned with the market assessments initial conclusions	Proposed uses and design is not aligned with the market assessments initial conclusions	
	Ability for proposed homes to be flexible i.e. WC compliant	All homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy	Majority of homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy 1/2	Not all homes designed in line with accessibility requirements and level of WC homes provided does not meet WCC policy	
	Ability for commercial uses to be flexible	Commercial Space offers flexibility	Commercial Space offers partial flexibility	Commercial Space offers no flexibility	
	Conformity with WCC policies on land use (including car park). Assessed against Policy S1, Policy S6, Policy S18, Policy S20, Policy S21, Policy S22, Policy S28, and TRANS 25 (excluding affordable housing policies (see above))	Option Fully in compliance with WCC land use policy requirements (including car park)	Option in partial compliance with WCC land use policy requirements (including car park)	Option not in compliance with WCC land use policy requirements (including car park)	
	WIRED criteria met in respect of the building design	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	Duplicate of Line 31
Conformity with WCC and GLA requirements in respect of dwellings standards.	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards more than half	A large number of the residential units are not in compliance with WCC and GLA dwelling standards fewer than half		

Option 4 - Office to Residential (2018)	
No change from existing - very poor provision	

Option 4 - Office to Residential (2020)	
No change from existing - very poor provision	

Council proposes to offer same standard as offered to residents of regeneration schemes	
Unclear at this point if residents will be able to remain in residence during works. Residents will either be subjected to major noise and disruption of building works or require relocation	
Strong likelihood that residents will have to be temporarily relocated during the works	
Unclear at this point if residents will be able to remain in residence during works. Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Council proposes to offer same standard as offered to residents of regeneration schemes	
Unclear at this point if residents will be able to remain in residence during works. Residents will either be subjected to major noise and disruption of building works or require relocation	
Strong likelihood that residents will have to be temporarily relocated during the works	
Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Additional and retained residential units provisions do not fully comply with GLA standards (that also requires Part M compliance)	
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Additional and retained residential units provisions do not fully comply with GLA standards (that also requires Part M compliance)	
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High level of residential demand	
Existing residential unit provisions do not fully comply with WCC standards (that also requires Part M compliance)	
loss of commercial use	
Loss of office use	
No change from existing	
Additional and retained residential units provisions do not fully comply with GLA standards	

High level of residential demand	
Existing residential unit provisions do not fully comply with WCC standards (that also requires Part M compliance)	
loss of commercial use	
Loss of office use	
No change from existing	
Additional and retained residential units provisions do not fully comply with GLA standards	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Modern leisure, commercial facilities and homes</b>	Consider daylight and sunlight matters for existing neighbours and amenity within the site, against the methodologies and criteria set out in the BRE guidelines (2011).	Most existing neighbouring buildings experiencing impacts within the BRE guidelines' recommendations (2011), with any shortfall of minor significance; Most of the proposed residential units and outdoor communal spaces meeting the BRE (2011) recommendations for daylight and sunlight, with any shortfall of minor significance.	Some of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with limited impacts of major significance; Some of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	Most of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with most of the impacts of major significance; Most of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	

Option 4 - Office to Residential (2018)		
<table border="1"> <tr> <td data-bbox="1593 163 1863 409">           The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.         </td> <td data-bbox="1863 163 2006 409"></td> </tr> </table>	The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.	
The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.		

Option 4 - Office to Residential (2020)		
<table border="1"> <tr> <td data-bbox="2053 163 2323 409">           The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.         </td> <td data-bbox="2323 163 2466 409"></td> </tr> </table>	The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.	
The proposed scheme will have no effect on the Daylight and Sunlight of the adjacent residential receptors.		

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Create new, local employment opportunities	Number of apprenticeships created in construction process. – confirmed measure will be contract value and associated number of required apprenticeships.	Estimated maximum number of construction apprenticeships to be provided in line with Planning requirements - proportionate to contract value.	Potential but not guaranteed opportunities for apprenticeships	No opportunities for apprenticeships	
	Number of local jobs created in construction process. Measure significant? (Limited)	More than 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Between 1% and 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Less than 1% of local construction jobs created as a % of residents with construction jobs living in CoW	
	Number of local jobs created in the operational phase	More than 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Between 0.1% and 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Less than 0.1% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	
	Employment creation numbers associated with each proposed use compared against the baseline (current position) define limited?	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	
	Residential design to enable home working.	Residential floor layouts maximised and incorporate sufficient space for a separate working area.	Working area incorporated into the main design of the unit. Limited space included for separate area.	Residential layouts do not enable a separate area for working.	

Improve the quality of the built environment	Benchmark quality of the proposed option against the existing and proposed buildings within the local vicinity	Strong positive improvement to the quality/character of local built environment	Minor positive improvement to the quality/character of local built environment	No improvement to the quality/character of local built environment, or negative impact. No perceived improvement	
	Assess impact on the character and appearance of the Conservation Area.	Strong positive impact on character and appearance of the Conservation Area	Minor positive impact on character and appearance of the Conservation Area	Neutral impact on character and appearance of Conservation Area, or negative impact	
	Does the emerging option impact on LVMF viewing corridors? Yes/ No	LVMF viewing corridor not impacted	Minor impact on LVMF viewing corridor	LVMF viewing corner impacted	
	Appraisal against WELL criteria (seven concepts: air, water, nourishment, light, fitness, comfort, mind).	Greater than 70% WELL requirements have been incorporated in the design	Greater than 50% WELL requirements have been incorporated in the design	Less than 50% WELL requirements have been incorporated in the design	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
	Compare options to assess permeability, connections, integration, urban greening and public realm benefits.	Strong positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	Minor positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	No improvement to the permeability, connections, integration, urban greening and public realm benefits.	
	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	

Enable the development of a smart city	Appraisal against WIRED criteria (digital infrastructure)	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
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Preserve and enhance local communities	Existing resident leaseholders offered the opportunity to stay in their homes or return to the development, should an option that requires this to be pursued	All existing residents leaseholders offered the opportunity to stay in their homes or return to the new development.	Resident leaseholders remain in situ with disruption	Existing resident leaseholders not given the opportunity to remain in their home or return to the new development.	
	Net additional residential floorspace against base position.	Net additional residential floorspace.	No change in residential floorspace	Loss of residential floorspace	
	Employment creation numbers associated with each option benchmarked against baseline (current position).	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	

Provide a mix of homes across all tenures including affordable provision	Assessment against market demand for private residential	Market assessment demonstrated a significant level of demand for private residential in this location	Market assessment demonstrated a partial level of demand for private residential in this location	Market assessment demonstrated a limited level of demand for private residential in this location	
	Assessment against relevant WCC and GLA housing and affordable housing policies to create a mixed tenure development.	Scheme is fully Planning policy compliant with WCC and GLA policies in terms of private residential and affordable housing provision.	Scheme is partially planning policy compliant in terms of private residential and affordable housing provision (ie. does not comply with one of WCC or GLA policy)	Scheme is not planning policy compliant in terms of private residential and affordable housing provision (ie. Does not comply with WCC or GLA policy)	

Option 5 - 2004 Scheme podium (2018)	
Assessment of Measurable Outcomes	Overall Assessment
2.90%	
1.40%	
0.05%	
0.12%	
Unit layouts increased in area and mix so could be reviewed to accommodate WFH	

Redeveloped podium building with high quality architecture will enhance quality/character of local built environment (subject to design)	
Replacement of low-quality existing podium building with high-quality design will enhance Conservation Area (subject to design)	
No change to height No impact on LVMF viewing corridor	
Inherent constraints from the existing building might prevent to achieve more than 70% of the WELL requirements	
No improvement	
As per existing with some improvements on points: 8. Things to see and do: More active street frontage proposed 9. People feel relaxed: Proposed active frontages help with street safety and residents engagement with public realm	

Ability to install limited digital infrastructure	
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All existing resident leaseholders offered the opportunity to stay in their homes or return to the new development.	
Net additional residential floorspace.	
0.12%	

High level of residential demand.	
14 new units. No affordable housing.	

Option 5 - 2004 Scheme podium (2020)	
Assessment of Measurable Outcomes	Overall Assessment
2.90%	
1.40%	
0.05%	
0.12%	
Unit layouts increased in area and mix so could be reviewed to accommodate WFH	

Redeveloped podium building with high quality architecture will enhance quality/character of local built environment (subject to design)	
Replacement of low-quality existing podium building with high-quality design will enhance Conservation Area (subject to design)	
No change to height No impact on LVMF viewing corridor	
Inherent constraints from the existing building might prevent to achieve more than 70% of the WELL requirements	
No improvement	
As per existing with some improvements on points: 8. Things to see and do: More active street frontage proposed 9. People feel relaxed: Proposed active frontages help with street safety and residents engagement with public realm	

Ability to install limited digital infrastructure	
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All existing resident leaseholders offered the opportunity to stay in their homes or return to the new development.	
Net additional residential floorspace.	
0.12%	

High level of residential demand.	
Assume the 2020 option would be compliant with WCC and GLA policy and provide 50% affordable housing.	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Deliver a carbon efficient strategy that is environmentally sustainable	<b>Operational energy</b> - Improvement over Part L & Energy in Use Intensity (EUI) benchmarked against baseline conditions. Compliance with LETI	Exceed London Plan requirement of 35% improvement on Part L	Compliance with London Plan (i.e. 35% improvement over Part L)	Compliance with building regs	
	<b>Circular Economy</b> - Embodied carbon has been reduced against an agreed baseline or benchmark	Achieve 2030 LETI target 300 (Resi)-350 (Commercial)kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	Achieve 2020 LETI target 600kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	1,000kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 50% reused	Achieves 2020 LETI target: 30% reused	0% reused or It is unclear from the current design if this will be met	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 80% reusable Commentary on dismantlability	Achieve 2020 LETI target: 50% reusable Commentary on dismantlability	Not reusable or It is unclear from the current design whether this will be met.	
	<b>Water Resources</b> - Consumption in l/per/year. Potable water reduction through greywater recycling and rainwater harvesting.	Less than 105 l/p/day. More potential for inclusion of greywater recycling and rainwater harvesting.	105 l/p/day. Less potential for inclusion of greywater recycling and rainwater harvesting.	Exceeds 105 l/p/day	
	<b>Biodiversity integration</b> - Area of soft landscape created (m2) including green and living walls & <b>urban greening factor (UGF)</b>	UGF Above 0.4 achieved	UGF 0.4 achieved	UGF 0	Urban Greening Factor is accounted for as a KPI in Biodiversity integration

Option 5 - 2004 Scheme podium (2018)	
It is understood that the fabric would be upgraded and new heat pump and chillers would be installed. It is consequently anticipated to meet the London Plan requirement	
Although the substructure and superstructure would be reused. The construction of the podium and the change of the façade is expected to push the embodied carbon emissions between 400-600kgCO <sub>2</sub> e/m <sup>2</sup>	
Most of the existing building would be reused - consequently the 50% target would be exceeded	
unclear if criteria met	
It is assumed that the Development would have met the London Plan 2016 requirements (i.e. Policy 5.15 - 105l/per/day)	
UGF is a requirement of the emerging Local Plan and consequently it is unclear whether this would have been met	

Option 5 - 2004 Scheme podium (2020)	
It is understood that the fabric would be upgraded and new heat pump and chillers would be installed. It is consequently anticipated to meet the London Plan requirement	
Although the substructure and superstructure would be reused. The construction of the podium and the change of the façade is expected to push the embodied carbon emissions between 400-600kgCO <sub>2</sub> e/m <sup>2</sup>	
Most of the existing building would be reused - consequently the 50% target would be exceeded	
unclear if criteria met	
It is assumed that the Development would have met the London Plan 2016 requirements (i.e. Policy 5.15 - 105l/per/day)	
It would be expected that the Development attempts to achieve the emerging London Plan requirement of 0.4 UGF	

Develop a financially viable option which considers the duty of the Council to deliver value for money	Option to demonstrate viability and deliverability for the Council, in line with WCC objectives of achieving value for money.	Scheme produces a positive Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a positive of up to £5m. Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a negative Residual Land Value. 15% Profit on Cost targetted. Scheme is financially unviable.	
	Cost and affordability to existing owners/occupiers.	Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property but is affordable by the resident using the full compensation package available	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property and this is not affordable by the resident even using the full compensation package available, requiring additional mortgage/borrowing.	

Financially viable and produces a positive residual land value	
Amber rating as we can't assess what cost may be incurred by the resident until more work is done	

Financially viable and produces a positive residual land value	
Amber rating as we can't assess what cost may be incurred by the resident until more work is done	

Facilitate improvement of the quality of the public realm and reduce anti-social behaviour	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	
	Secured by Design Assessment	All SBD criteria met	SBD criteria partially met	Limited SBD criteria met Not	
	DDA Assessment	All DDA criteria met	DDA criteria partially met	Limited DD criteria met	
	Consider/ assess front door locations for all/ any uses and street prominence/ connectivity	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area, although further work required.	Failure to locate front doors/ design street frontages to increase connectivity with wider area.	

As per existing with some improvements on points: 8. Things to see and do: More active street frontage proposed 9. People feel relaxed: Proposed active frontages help with street safety and residents engagement with public realm	
No change from existing	
No change from existing - very poor provision	
No change from existing - very poor provision	

As per existing with some improvements on points: 8. Things to see and do: More active street frontage proposed 9. People feel relaxed: Proposed active frontages help with street safety and residents engagement with public realm	
SBD partially met on New Build portions of the façade	
DDA criteria partially met in the New Build sections of the development	
No change from existing - very poor provision	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Facilitate improvement of the quality of the public realm and reduce anti-social behaviour</b>	Consider/ assess visual connection to and from neighbouring street/ public realm	Design and Planning feedback concludes excellent connections created with neighbouring streets and public realm.	Design and Planning feedback concludes good connections created with neighbouring streets and public realm.	Design and Planning feedback concludes limited connections created with neighbouring streets and public realm. Further work required.	

<b>Minimise disruption for existing residents as much as possible</b>	Identify a clear and detailed strategy that sets out the various options for existing residents being mindful of their individual circumstances.	Variety of options (including shared ownership) available to Resident Leaseholders and residents. Implemented early in advance of planning permission.	Limited options available to Resident Leaseholders and residents.	No opportunity for advance negotiations to acquire Leaseholder interests. No right to return. Any scheme proposed will cause significant and unavoidable disruption to residents	
	Potential impacts on residents: Building work (noise, dust etc)	Relocations required are carried out with the minimum of disruption to residents as is practical	Relocations are carried out, but there is some disruption to residents lives as a consequence of the process. Suitable mitigations for vulnerable persons.	Residents subjected to significant levels of noise and dust throughout the project. Relocation causes significant and unavoidable disruption to residents lives.	
	Potential impact on residents: Relocation	Options available to residents to remain in-situ. WCC Leaseholder Policy in Housing Renewal Areas implemented - including 'right to return' for Resident Leaseholders.	Residents required to relocate for a period of the redevelopment.	Residents required to relocate to alternative residence indefinitely.	
	All secure tenants offered suitable alternative accommodation if required.	Tenants are found suitable accommodation that meets their requirements and assisted with the relocation process in a timely manner	Tenants are found suitable accommodation that meets most of their requirements and assisted with the relocation process in a timely manner	Tenants aspirations for rehousing are not possible to meet, resulting in the council having to take possession proceedings to secure vacant possession. The tenant will be housing in accommodation that they have less choice over and may not meet their requirements.	

<b>Ensure that homes meet modern standards</b>	Conformity with WCC and GLA requirements in respect of dwellings standards. Define nos eg al, more than 50%, less than 50%	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards	A large number of the residential units are not in compliance with WCC and GLA dwelling standards	
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<b>Modern leisure, commercial facilities and homes</b>	Proposed uses aligned with results of market testing for the mix of uses.	Proposed uses and design is completely aligned with the market assessments initial conclusions	Proposed uses and design is only partially aligned with the market assessments initial conclusions	Proposed uses and design is not aligned with the market assessments initial conclusions	
	Ability for proposed homes to be flexible i.e. WC compliant	All homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy	Majority of homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy 1/2	Not all homes designed in line with accessibility requirements and level of WC homes provided does not meet WCC policy	
	Ability for commercial uses to be flexible	Commercial Space offers flexibility	Commercial Space offers partial flexibility	Commercial Space offers no flexibility	
	Conformity with WCC policies on land use (including car park). Assessed against Policy S1, Policy S6, Policy S18, Policy S20, Policy S21, Policy S22, Policy S28, and TRANS 25 (excluding affordable housing policies (see above))	Option Fully in compliance with WCC land use policy requirements (including car park)	Option in partial compliance with WCC land use policy requirements (including car park)	Option not in compliance with WCC land use policy requirements (including car park)	
	WIRED criteria met in respect of the building design	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	Duplicate of Line 31
Conformity with WCC and GLA requirements in respect of dwellings standards.	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards more than half	A large number of the residential units are not in compliance with WCC and GLA dwelling standards fewer than half		

Option 5 - 2004 Scheme podium (2018)	
No change from existing - very poor provision	

Council proposes to offer same standard as offered to residents of regeneration schemes	
Unclear at this point if residents will be able to remain in residence during works. Residents will either be subjected to major noise and disruption of building works or require relocation	
Unclear at this point if residents will be able to remain in residence during works.	
Unclear at this point if residents will be able to remain in residence during works. Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Additional and retained residential units provisions do not fully comply with GLA standards (that also requires Part M compliance)	
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High level of residential demand	
Existing residential unit provisions do not fully comply with WCC standards (that also requires Part M compliance)	
no change from existing/ structure fl -fl inflexible	
Uplift in residential. Uplift in office. Uplift in cinema. Adds retail. Decrease in parking acceptable, on the basis that existing car park experiences very low levels of demand and is underutilised. ** Mixed use policy (S1) residential requirement not triggered.**	
Ability to install limited digital infrastructure	
Retained residential unit provisions do not fully comply with GLA standards	

Option 5 - 2004 Scheme podium (2020)	
No change from existing - very poor provision	

Council proposes to offer same standard as offered to residents of regeneration schemes	
Unclear at this point if residents will be able to remain in residence during works. Residents will either be subjected to major noise and disruption of building works or require relocation	
Unclear at this point if residents will be able to remain in residence during works.	
Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Additional and retained residential units provisions do not fully comply with GLA standards (that also requires Part M compliance)	
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High level of residential demand	
Existing residential unit provisions do not fully comply with WCC standards (that also requires Part M compliance)	
no change from existing/ structure fl -fl inflexible	
Uplift in residential. Uplift in office. Uplift in cinema. Adds retail. Decrease in parking acceptable, on the basis that existing car park experiences very low levels of demand and is underutilised. ** Mixed use policy (S1) residential requirement not triggered.	
Ability to install limited digital infrastructure	
Retained residential unit provisions do not fully comply with GLA standards	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Modern leisure, commercial facilities and homes</b>	Consider daylight and sunlight matters for existing neighbours and amenity within the site, against the methodologies and criteria set out in the BRE guidelines (2011).	Most existing neighbouring buildings experiencing impacts within the BRE guidelines' recommendations (2011), with any shortfall of minor significance; Most of the proposed residential units and outdoor communal spaces meeting the BRE (2011) recommendations for daylight and sunlight, with any shortfall of minor significance.	Some of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with limited impacts of major significance; Some of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	Most of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with most of the impacts of major significance; Most of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	

Option 5 - 2004 Scheme podium (2018)	
The proposed scheme will have some impact on the residential units adjacent to the site. The proposed residential units within the scheme will likely enjoy good daylight and sunlight amenity.	

Option 5 - 2004 Scheme podium (2020)	
The proposed scheme will have some impact on the residential units adjacent to the site. The proposed residential units within the scheme will likely enjoy good daylight and sunlight amenity.	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Create new, local employment opportunities	Number of apprenticeships created in construction process. – confirmed measure will be contract value and associated number of required apprenticeships.	Estimated maximum number of construction apprenticeships to be provided in line with Planning requirements - proportionate to contract value.	Potential but not guaranteed opportunities for apprenticeships	No opportunities for apprenticeships	
	Number of local jobs created in construction process. Measure significant? (Limited)	More than 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Between 1% and 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Less than 1% of local construction jobs created as a % of residents with construction jobs living in CoW	
	Number of local jobs created in the operational phase	More than 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Between 0.1% and 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Less than 0.1% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	
	Employment creation numbers associated with each proposed use compared against the baseline (current position) define limited?	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	
	Residential design to enable home working.	Residential floor layouts maximised and incorporate sufficient space for a separate working area.	Working area incorporated into the main design of the unit. Limited space included for separate area.	Residential layouts do not enable a separate area for working.	

Improve the quality of the built environment	Benchmark quality of the proposed option against the existing and proposed buildings within the local vicinity	Strong positive improvement to the quality/character of local built environment	Minor positive improvement to the quality/character of local built environment	No improvement to the quality/character of local built environment, or negative impact. No perceived improvement	
	Assess impact on the character and appearance of the Conservation Area.	Strong positive impact on character and appearance of the Conservation Area	Minor positive impact on character and appearance of the Conservation Area	Neutral impact on character and appearance of Conservation Area, or negative impact	
	Does the emerging option impact on LVMF viewing corridors? Yes/ No	LVMF viewing corridor not impacted	Minor impact on LVMF viewing corridor	LVMF viewing corner impacted	
	Appraisal against WELL criteria (seven concepts: air, water, nourishment, light, fitness, comfort, mind).	Greater than 70% WELL requirements have been incorporated in the design	Greater than 50% WELL requirements have been incorporated in the design	Less than 50% WELL requirements have been incorporated in the design	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
	Compare options to assess permeability, connections, integration, urban greening and public realm benefits.	Strong positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	Minor positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	No improvement to the permeability, connections, integration, urban greening and public realm benefits.	
	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	

Enable the development of a smart city	Appraisal against WIRED criteria (digital infrastructure)	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
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Preserve and enhance local communities	Existing resident leaseholders offered the opportunity to stay in their homes or return to the development, should an option that requires this to be pursued	All existing residents leaseholders offered the opportunity to stay in their homes or return to the new development.	Resident leaseholders remain in situ with disruption	Existing resident leaseholders not given the opportunity to remain in their home or return to the new development.	
	Net additional residential floorspace against base position.	Net additional residential floorspace.	No change in residential floorspace	Loss of residential floorspace	
	Employment creation numbers associated with each option benchmarked against baseline (current position).	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	

Provide a mix of homes across all tenures including affordable provision	Assessment against market demand for private residential	Market assessment demonstrated a significant level of demand for private residential in this location	Market assessment demonstrated a partial level of demand for private residential in this location	Market assessment demonstrated a limited level of demand for private residential in this location	
	Assessment against relevant WCC and GLA housing and affordable housing policies to create a mixed tenure development.	Scheme is fully Planning policy compliant with WCC and GLA policies in terms of private residential and affordable housing provision.	Scheme is partially planning policy compliant in terms of private residential and affordable housing provision (ie. does not comply with one of WCC or GLA policy)	Scheme is not planning policy compliant in terms of private residential and affordable housing provision (ie. Does not comply with WCC or GLA policy)	

Option 6 - Redevelopment 4A* (2018)	
Assessment of Measurable Outcomes	Overall Assessment
3.50%	
2.40%	
0.07%	
0.17	
Unit areas to current area allowances so WFH area might be provided	

Redeveloped building with high-quality architecture will enhance the local built environment (subject to design)	
Replacement of low-quality existing building with high-quality redevelopment will enhance Conservation Area (subject to design)	
No impact on LVMF viewing corridor	
Unclear if 2018 design enable to achieve >70% of WELL requirements	
An improvement on the existing condition with the inclusion active frontage which enhances the quality of the streetscape for pedestrians. However there are still elements of inactive frontage.	
As per existing with some improvements on points: 8. Things to see and do: More active street frontage proposed 9. People feel relaxed: Proposed active frontages help with street safety and residents engagement with public realm	

Ability to install limited digital infrastructure	
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All existing resident leaseholders offered the opportunity to return to the new development.	
Net additional residential floorspace.	
0.17	

High level of residential demand	
25% affordable housing compliant with current WCC policy S16, plus 2 protected tenancies. Adopted London Plan (inc. Affordable Housing & Viability SPG) would require 50% affordable housing on public land to follow 'Fast-Track' route.	

Option 6 - Redevelopment 4A* (2018)	
Assessment of Measurable Outcomes	Overall Assessment
3.50%	
2.40%	
0.07%	
0.17	
Unit areas to current area allowances so WFH area might be provided	

Redeveloped building with high-quality architecture will enhance the local built environment (subject to design)	
Replacement of low-quality existing building with high-quality redevelopment will enhance Conservation Area (subject to design)	
No impact on LVMF viewing corridor	
As part of the 2020 it is possible to ensure the design is reviewed to achieve >70% of WELL requirements	
An improvement on the existing condition with the inclusion active frontage which enhances the quality of the streetscape for pedestrians. However there are still elements of inactive frontage.	
As per existing with some improvements on points: 8. Things to see and do: More active street frontage proposed 9. People feel relaxed: Proposed active frontages help with street safety and residents engagement with public realm	

Ability to install new digital infrastructure	
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All existing resident leaseholders offered the opportunity to the new development.	
Net additional residential floorspace.	
0.17	

High level of residential demand	
Assume the 2020 option would be compliant with WCC and GLA policy and provide 50% affordable housing.	



WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Deliver a carbon efficient strategy that is environmentally sustainable	<b>Operational energy</b> - Improvement over Part L & Energy in Use Intensity (EUI) benchmarked against baseline conditions. Compliance with LETI	Exceed London Plan requirement of 35% improvement on Part L	Compliance with London Plan (i.e. 35% improvement over Part L)	Compliance with building regs	
	<b>Circular Economy</b> - Embodied carbon has been reduced against an agreed baseline or benchmark	Achieve 2030 LETI target 300 (Resi)-350 (Commercial)kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	Achieve 2020 LETI target 600kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	1,000kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 50% reused	Achieves 2020 LETI target: 30% reused	0% reused or It is unclear from the current design if this will be met	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 80% reusable Commentary on dismantlability	Achieve 2020 LETI target: 50% reusable Commentary on dismantlability	Not reusable or It is unclear from the current design whether this will be met.	
	<b>Water Resources</b> - Consumption in l/per/year. Potable water reduction through greywater recycling and rainwater harvesting.	Less than 105 l/p/day. More potential for inclusion of greywater recycling and rainwater harvesting.	105 l/p/day. Less potential for inclusion of greywater recycling and rainwater harvesting.	Exceeds 105 l/p/day	
	<b>Biodiversity integration</b> - Area of soft landscape created (m2) including green and living walls & <b>urban greening factor (UGF)</b>	UGF Above 0.4 achieved	UGF 0.4 achieved	UGF 0	Urban Greening Factor is accounted for as a KPI in Biodiversity integration

Option 6 - Redevelopment 4A* (2018)	
New fabric and new M&E consequently anticipated that operational energy target would be exceeded	
Business as usual for commercial building stands at 1,000kgCO <sub>2</sub> e/m <sup>2</sup> and it is unlikely that much improvement over this target would have been achieved.	
unclear if criteria will be met	
unclear if criteria will be met	
Anticipated that the water consumption would be less than 105l/p/day based on upgrade of sanitaryware throughout. In parallel, there will be potential to retrofit greywater recycling or rainwater harvesting	
UGF is a requirement of the emerging Local Plan and consequently it is unclear whether this would have been met	

Option 6 - Redevelopment 4A* (2018)	
New fabric and new M&E consequently anticipated that operational energy target would be exceeded. There is also potential to explore compliance with LETI requirements.	
Business as usual for commercial building stands at 1,000kgCO <sub>2</sub> e/m <sup>2</sup> and it is unlikely that much improvement over this target would have been achieved.	
unclear if criteria will be met	
unclear if criteria will be met	
Anticipated that the water consumption would be less than 105l/p/day based on upgrade of sanitaryware throughout. In parallel, there will be potential to retrofit greywater recycling or rainwater harvesting	
Potential to exceed UGF requirement	

Develop a financially viable option which considers the duty of the Council to deliver value for money	Option to demonstrate viability and deliverability for the Council, in line with WCC objectives of achieving value for money.	Scheme produces a positive Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a positive of up to £5m. Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a negative Residual Land Value. 15% Profit on Cost targetted. Scheme is financially unviable.	
	Cost and affordability to existing owners/occupiers.	Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property but is affordable by the resident using the full compensation package available	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property and this is not affordable by the resident even using the full compensation package available, requiring additional mortgage/borrowing.	

Financially viable and produces a positive residual land value	
Amber rating as we can't assess what cost may be incurred by the resident until more work is done	

Financially viable and produces a positive residual land value	
Amber rating as we can't assess what cost may be incurred by the resident until more work is done	

Facilitate improvement of the quality of the public realm and reduce anti-social behaviour	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	
	Secured by Design Assessment	All SBD criteria met	SBD criteria partially met	Limited SBD criteria met Not	
	DDA Assessment	All DDA criteria met	DDA criteria partially met	Limited DD criteria met	
	Consider/ assess front door locations for all/ any uses and street prominence/ connectivity	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area, although further work required.	Failure to locate front doors/ design street frontages to increase connectivity with wider area.	

As per existing with some improvements on points: 8. Things to see and do: More active street frontage proposed 9. People feel relaxed: Proposed active frontages help with street safety and residents engagement with public realm	
Based on the current Approved Document Q (replaced Secured by Design in 2015) no immediate issues were found	
Based in the current Approved Part M current publication (updated in 2015) no immediate issues were found	
New building with rationalised ground floor plan and front door access but all services to south with potential poor aspect to Orange Street	

As per existing with some improvements on points: 8. Things to see and do: More active street frontage proposed 9. People feel relaxed: Proposed active frontages help with street safety and residents engagement with public realm	
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New building with rationalised ground floor plan and front door access but all services to south with potential poor aspect to Orange Street	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
	Consider/ assess visual connection to and from neighbouring street/ public realm	Design and Planning feedback concludes excellent connections created with neighbouring streets and public realm.	Design and Planning feedback concludes good connections created with neighbouring streets and public realm.	Design and Planning feedback concludes limited connections created with neighbouring streets and public realm. Further work required.	

<b>Minimise disruption for existing residents as much as possible</b>	Identify a clear and detailed strategy that sets out the various options for existing residents being mindful of their individual circumstances.	Variety of options (including shared ownership) available to Resident Leaseholders and residents. Implemented early in advance of planning permission.	Limited options available to Resident Leaseholders and residents.	No opportunity for advance negotiations to acquire Leaseholder interests. No right to return. Any scheme proposed will cause significant and unavoidable disruption to residents	
	Potential impacts on residents: Building work (noise, dust etc)	Relocations required are carried out with the minimum of disruption to residents as is practical	Relocations are carried out, but there is some disruption to residents lives as a consequence of the process. Suitable mitigations for vulnerable persons.	Residents subjected to significant levels of noise and dust throughout the project. Relocation causes significant and unavoidable disruption to residents lives.	
	Potential impact on residents: Relocation	Options available to residents to remain in-situ. WCC Leaseholder Policy in Housing Renewal Areas implemented - including 'right to return' for Resident Leaseholders.	Residents required to relocate for a period of the redevelopment.	Residents required to relocate to alternative residence indefinitely.	
	All secure tenants offered suitable alternative accommodation if required.	Tenants are found suitable accommodation that meets their requirements and assisted with the relocation process in a timely manner	Tenants are found suitable accommodation that meets most of their requirements and assisted with the relocation process in a timely manner	Tenants aspirations for rehousing are not possible to meet, resulting in the council having to take possession proceedings to secure vacant possession. The tenant will be housing in accommodation that they have less choice over and may not meet their requirements.	

<b>Ensure that homes meet modern standards</b>	Conformity with WCC and GLA requirements in respect of dwellings standards. Define nos eg al, more than 50%, less than 50%	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards	A large number of the residential units are not in compliance with WCC and GLA dwelling standards	
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<b>Modern leisure, commercial facilities and homes</b>	Proposed uses aligned with results of market testing for the mix of uses.	Proposed uses and design is completely aligned with the market assessments initial conclusions	Proposed uses and design is only partially aligned with the market assessments initial conclusions	Proposed uses and design is not aligned with the market assessments initial conclusions	
	Ability for proposed homes to be flexible i.e. WC compliant	All homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy	Majority of homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy 1/2	Not all homes designed in line with accessibility requirements and level of WC homes provided does not meet WCC policy	
	Ability for commercial uses to be flexible	Commercial Space offers flexibility	Commercial Space offers partial flexibility	Commercial Space offers no flexibility	
	Conformity with WCC policies on land use (including car park). Assessed against Policy S1, Policy S6, Policy S18, Policy S20, Policy S21, Policy S22, Policy S28, and TRANS 25 (excluding affordable housing policies (see above))	Option Fully in compliance with WCC land use policy requirements (including car park)	Option in partial compliance with WCC land use policy requirements (including car park)	Option not in compliance with WCC land use policy requirements (including car park)	
	WIRED criteria met in respect of the building design	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	Duplicate of Line 31
Conformity with WCC and GLA requirements in respect of dwellings standards.	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards more than half	A large number of the residential units are not in compliance with WCC and GLA dwelling standards fewer than half		

Option 6 - Redevelopment 4A* (2018)
New building with rationalised ground floor plan and front door access but all services to south with potential poor aspect to Orange Street

Council proposes to offer same standard as offered to residents of regeneration schemes	
Relocation will be required and this will result in disruption	
Residents will have to be relocated to facilitate the works, but secure a full package of support from the council	
Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Residential layouts design following current GLA London Plan	
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High level of mixed use demand	
Residential layouts design following current AOD Part M (WCC requirement)	
4m fl -fl provision	
Uplift in residential. Uplift in office. Very minor loss of cinema (13 sqm). Additional retail. Decrease in parking acceptable, on the basis that existing car park experiences very low levels of demand and is underutilised.** Mixed use policy (S1) residential requirement not triggered.	
Ability to install limited digital infrastructure	
Residential layouts design following current GLA London Plan	

Option 6 - Redevelopment 4A* (2018)
New building with rationalised ground floor plan and front door access but all services to south with potential poor aspect to Orange Street

Council proposes to offer same standard as offered to residents of regeneration schemes	
Relocation will be required and this will result in disruption	
Residents will have to be relocated to facilitate the works, but secure a full package of support from the council	
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Ability to install new digital infrastructure	
Residential layouts design following current GLA London Plan	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Modern leisure, commercial facilities and homes</b>	Consider daylight and sunlight matters for existing neighbours and amenity within the site, against the methodologies and criteria set out in the BRE guidelines (2011).	Most existing neighbouring buildings experiencing impacts within the BRE guidelines' recommendations (2011), with any shortfall of minor significance; Most of the proposed residential units and outdoor communal spaces meeting the BRE (2011) recommendations for daylight and sunlight, with any shortfall of minor significance.	Some of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with limited impacts of major significance; Some of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	Most of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with most of the impacts of major significance; Most of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	

Option 6 - Redevelopment 4A* (2018)	
The proposed scheme will have some impact on the residential units adjacent to the site. The proposed residential units within the scheme will likely enjoy good daylight and sunlight amenity.	

Option 6 - Redevelopment 4A* (2018)	
The proposed scheme will have some impact on the residential units adjacent to the site. The proposed residential units within the scheme will likely enjoy good daylight and sunlight amenity.	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Create new, local employment opportunities</b>	Number of apprenticeships created in construction process. – confirmed measure will be contract value and associated number of required apprenticeships.	Estimated maximum number of construction apprenticeships to be provided in line with Planning requirements - proportionate to contract value.	Potential but not guaranteed opportunities for apprenticeships	No opportunities for apprenticeships	
	Number of local jobs created in construction process. Measure significant? (Limited)	More than 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Between 1% and 3% of local construction jobs created as a % of residents with construction jobs living in CoW	Less than 1% of local construction jobs created as a % of residents with construction jobs living in CoW	
	Number of local jobs created in the operational phase	More than 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Between 0.1% and 0.3% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	Less than 0.1% of local operational jobs created as a % of residents with jobs in relevant industries living in CoW	
	Employment creation numbers associated with each proposed use compared against the baseline (current position) define limited?	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	
	Residential design to enable home working.	Residential floor layouts maximised and incorporate sufficient space for a separate working area.	Working area incorporated into the main design of the unit. Limited space included for separate area.	Residential layouts do not enable a separate area for working.	

<b>Improve the quality of the built environment</b>	Benchmark quality of the proposed option against the existing and proposed buildings within the local vicinity	Strong positive improvement to the quality/character of local built environment	Minor positive improvement to quality/character of local built environment	No improvement to the quality/character of local built environment, or negative impact. No perceived improvement	
	Assess impact on the character and appearance of the Conservation Area.	Strong positive impact on character and appearance of the Conservation Area	Minor positive impact on character and appearance of the Conservation Area	Neutral impact on character and appearance of Conservation Area, or negative impact	
	Does the emerging option impact on LVMF viewing corridors? Yes/ No	LVMF viewing corridor not impacted	Minor impact on LVMF viewing corridor	LVMF viewing corner impacted	
	Appraisal against WELL criteria (seven concepts: air, water, nourishment, light, fitness, comfort, mind).	Greater than 70% WELL requirements have been incorporated in the design	Greater than 50% WELL requirements have been incorporated in the design	Less than 50% WELL requirements have been incorporated in the design	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
	Compare options to assess permeability, connections, integration, urban greening and public realm benefits.	Strong positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	Minor positive improvement to the permeability, connections, integration, urban greening and public realm benefits.	No improvement to the permeability, connections, integration, urban greening and public realm benefits.	
	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	

<b>Enable the development of a smart city</b>	Appraisal against WIRED criteria (digital infrastructure)	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	NB a full assessment will not be carried out at this stage and may not be appropriate depending on the option
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<b>Preserve and enhance local communities</b>	Existing resident leaseholders offered the opportunity to stay in their homes or return to the development, should an option that requires this to be pursued	All existing residents leaseholders offered the opportunity to stay in their homes or return to the new development.	Resident leaseholders remain in situ with disruption	Existing resident leaseholders not given the opportunity to remain in their home or return to the new development.	
	Net additional residential floorspace against base position.	Net additional residential floorspace.	No change in residential floorspace	Loss of residential floorspace	
	Employment creation numbers associated with each option benchmarked against baseline (current position).	More than 0.3% of gross additional jobs as a proportion of the ward's employment	Between 0.1% and 0.3% of gross additional jobs as a proportion of the ward's employment	Less than 0.1% of gross additional jobs as a proportion of the ward's employment	

<b>Provide a mix of homes across all tenures including affordable provision</b>	Assessment against market demand for private residential	Market assessment demonstrated a significant level of demand for private residential in this location	Market assessment demonstrated a partial level of demand for private residential in this location	Market assessment demonstrated a limited level of demand for private residential in this location	
	Assessment against relevant WCC and GLA housing and affordable housing policies to create a mixed tenure development.	Scheme is fully Planning policy compliant with WCC and GLA policies in terms of private residential and affordable housing provision.	Scheme is partially planning policy compliant in terms of private residential and affordable housing provision (ie. does not comply with one of WCC or GLA policy)	Scheme is not planning policy compliant in terms of private residential and affordable housing provision (ie. Does not comply with WCC or GLA policy)	

Option 7 - Redevelopment NEW (2020)	
Assessment of Measurable Outcomes	Overall Assessment
3.00%	
2.40%	
0.07%	
0.17	
Unit layouts to current space standards - desk space to be planned.	

Redeveloped building with high quality architecture will enhance quality/character of local built environment (subject to design). All 4 frontages activated.	
Replacement of low-quality existing building with high-quality redevelopment will enhance Conservation Area (subject to design). Consideration given to proportions, massing, scale and materiality to complement context.	
No impact on LVMF viewing corridor	
As part of the 2020 it is possible to ensure the design is reviewed to achieve >70% of WELL requirements	
Scheme far better integrated into locale All four frontages addressed, enhancing and reinforcing primary pedestrian routes with active use at ground level.	
Above 8 indicators	

Ability to install new digital infrastructure	
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Existing leasehold residents will be offered the opportunity return to the new development.	
Net additional residential floorspace.	
Voltaire to comment and review marking	

In line with market assessment	
50% affordable housing provision compliant with WCC planning policy (adopted and emerging), and London Plan. (Subject to agreement of tenure split with GLA)	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
Deliver a carbon efficient strategy that is environmentally sustainable	<b>Operational energy</b> - Improvement over Part L & Energy in Use Intensity (EUI) benchmarked against baseline conditions. Compliance with LETI	Exceed London Plan requirement of 35% improvement on Part L	Compliance with London Plan (i.e. 35% improvement over Part L)	Compliance with building regs	
	<b>Circular Economy</b> - Embodied carbon has been reduced against an agreed baseline or benchmark	Achieve 2030 LETI target 300 (Resi)-350 (Commercial)kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	Achieve 2020 LETI target 600kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	1,000kgCO <sub>2</sub> e/m <sup>2</sup> [A1 - A5]	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 50% reused	Achieves 2020 LETI target: 30% reused	0% reused or It is unclear from the current design if this will be met	
	<b>Circular Economy</b> - Qualitative assessment against on demontability and disassembly	Achieve 2030 LETI target: 80% reusable Commentary on dismantability	Achieve 2020 LETI target: 50% reusable Commentary on dismantability	Not reusable or It is unclear from the current design whether this will be met.	
	<b>Water Resources</b> - Consumption in l/per/year. Potable water reduction through greywater recycling and rainwater harvesting.	Less than 105 l/p/day. More potential for inclusion of greywater recycling and rainwater harvesting.	105 l/p/day. Less potential for inclusion of greywater recycling and rainwater harvesting.	Exceeds 105 l/p/day	
	<b>Biodiversity integration</b> - Area of soft landscape created (m2) including green and living walls & <b>urban greening factor (UGF)</b>	UGF Above 0.4 achieved	UGF 0.4 achieved	UGF 0	Urban Greening Factor is accounted for as a KPI in Biodiversity integration

Option 7 - Redevelopment NEW (2020)	
New fabric and new M&E consequently anticipated that operational energy target would be exceeded. There is also potential to explore compliance with LETI requirements.	
Business as usual for commercial building stands at 1,000kgCO <sub>2</sub> e/m <sup>2</sup> and it is unlikely that much improvement over this target would have been achieved.	
unclear if criteria will be met	
unclear if criteria will be met	
Anticipated that the water consumption would be less than 105l/p/day based on upgrade of sanitaryware throughout. In parallel, there will be potential to retrofit greywater recycling or rainwater harvesting	
Potential to exceed UGF requirement	

Develop a financially viable option which considers the duty of the Council to deliver value for money	Option to demonstrate viability and deliverability for the Council, in line with WCC objectives of achieving value for money.	Scheme produces a positive Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a positive of up to £5m. Residual Land Value and 17.5% Profit on Cost targetted. Scheme is financially viable.	Scheme produces a negative Residual Land Value. 15% Profit on Cost targetted. Scheme is financially unviable.	
	Cost and affordability to existing owners/occupiers.	Cost implication to occupiers limited to service charges arising from works completed. Any relocation costs fully covered	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property but is affordable by the resident using the full compensation package available	Cost of relocation is higher than is covered by CPO compensation code i.e. in sourcing equivalent property and this is not affordable by the resident even using the full compensation package available, requiring additional mortgage/borrowing.	

Financially viable and produces a positive residual land value.	
Amber rating as we can't assess what cost may be incurred by the resident until more work is done	

Facilitate improvement of the quality of the public realm and reduce anti-social behaviour	Integrate Clean Air Villages Project Initiatives: Measure against the global policy of '10 Healthy Street Indicators'.	Healthy Street indicators met to a sufficient level - Above 8	Healthy Street Indicators met to a partial level - 5-7	Limited number of Healthy Street Indicators met - under 5	
	Secured by Design Assessment	All SBD criteria met	SBD criteria partially met	Limited SBD criteria met Not	
	DDA Assessment	All DDA criteria met	DDA criteria partially met	Limited DD criteria met	
	Consider/ assess front door locations for all/ any uses and street prominence/ connectivity	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area	Design and Planning feedback concludes prominent front door/ street frontage locations for uses and enables connectivity with the wider area, although further work required.	Failure to locate front doors/ design street frontages to increase connectivity with wider area.	

Healthy Street indicators met to a sufficient level - Above 8	
EQ & Ownership Natural Surveillance Access Open space Lighting	
To be DDA compliant	
All four frontages addressed, enhancing and reinforcing primary pedestrian routes and visual connection to front doors.	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
	Consider/ assess visual connection to and from neighbouring street/ public realm	Design and Planning feedback concludes excellent connections created with neighbouring streets and public realm.	Design and Planning feedback concludes good connections created with neighbouring streets and public realm.	Design and Planning feedback concludes limited connections created with neighbouring streets and public realm. Further work required.	

<b>Minimise disruption for existing residents as much as possible</b>	Identify a clear and detailed strategy that sets out the various options for existing residents being mindful of their individual circumstances.	Variety of options (including shared ownership) available to Resident Leaseholders and residents. Implemented early in advance of planning permission.	Limited options available to Resident Leaseholders and residents.	No opportunity for advance negotiations to acquire Leaseholder interests. No right to return. Any scheme proposed will cause significant and unavoidable disruption to residents	
	Potential impacts on residents: Building work (noise, dust etc)	Relocations required are carried out with the minimum of disruption to residents as is practical	Relocations are carried out, but there is some disruption to residents lives as a consequence of the process. Suitable mitigations for vulnerable persons.	Residents subjected to significant levels of noise and dust throughout the project. Relocation causes significant and unavoidable disruption to residents lives.	
	Potential impact on residents: Relocation	Options available to residents to remain in-situ. WCC Leaseholder Policy in Housing Renewal Areas implemented - including 'right to return' for Resident Leaseholders.	Residents required to relocate for a period of the redevelopment.	Residents required to relocate to alternative residence indefinitely.	
	All secure tenants offered suitable alternative accommodation if required.	Tenants are found suitable accommodation that meets their requirements and assisted with the relocation process in a timely manner	Tenants are found suitable accommodation that meets most of their requirements and assisted with the relocation process in a timely manner	Tenants aspirations for rehousing are not possible to meet, resulting in the council having to take possession proceedings to secure vacant possession. The tenant will be housing in accommodation that they have less choice over and may not meet their requirements.	

<b>Ensure that homes meet modern standards</b>	Conformity with WCC and GLA requirements in respect of dwellings standards. Define nos eg al, more than 50%, less than 50%	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards	A large number of the residential units are not in compliance with WCC and GLA dwelling standards	
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<b>Modern leisure, commercial facilities and homes</b>	Proposed uses aligned with results of market testing for the mix of uses.	Proposed uses and design is completely aligned with the market assessments initial conclusions	Proposed uses and design is only partially aligned with the market assessments initial conclusions	Proposed uses and design is not aligned with the market assessments initial conclusions	
	Ability for proposed homes to be flexible i.e. WC compliant	All homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy	Majority of homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy 1/2	Not all homes designed in line with accessibility requirements and level of WC homes provided does not meet WCC policy	
	Ability for commercial uses to be flexible	Commercial Space offers flexibility	Commercial Space offers partial flexibility	Commercial Space offers no flexibility	
	Conformity with WCC policies on land use (including car park). Assessed against Policy S1, Policy S6, Policy S18, Policy S20, Policy S21, Policy S22, Policy S28, and TRANS 25 (excluding affordable housing policies (see above))	Option Fully in compliance with WCC land use policy requirements (including car park)	Option in partial compliance with WCC land use policy requirements (including car park)	Option not in compliance with WCC land use policy requirements (including car park)	
	WIRED criteria met in respect of the building design	PLATINUM/GOLD WIRED criteria met	SILVER WIRED criteria met	WIRED Certified or less	Duplicate of Line 31
Conformity with WCC and GLA requirements in respect of dwellings standards.	All residential units in compliance with WCC and GLA dwelling standards	The majority of the residential units in compliance with WCC and GLA dwelling standards more than half	A large number of the residential units are not in compliance with WCC and GLA dwelling standards fewer than half		

Option 7 - Redevelopment NEW (2020)	
Key corners and street views considered and articulated/ addressed	

Council proposes to offer same standard as offered to residents of regeneration schemes	
Relocation will be required and this will result in disruption	
Residents will have to be relocated to facilitate the works, but secure a full package of support from the council	
Amber grading awarded as until housing need assessment completed we will not be able to make a robust assessment	

Amenity area/ Part M 4 (2) & M4 (3)/ National Space Standards/ Storage allowance/ Current London Plan Generally e.g. overlooking/ daylight/ sunlight etc - daylight/ sunlight to be developed in Detail Design	
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High level of mixed-use demand	
All homes designed in line with accessibility requirements and level of WC homes provided in as per WCC policy	
Office space open plan and can be subdivided with generous floor to floor height allowance.	
Uplift in residential floorspace floorspace. Uplift in office. Uplift in cinema. Hotel and casino use acceptable in this location, subject to details of operational management. Loss of parking acceptable, on the basis that existing car park experiences very low levels of demand and is underutilised** Adopted Mixed Use Policy (S1) residential requirement not triggered.	
Ability to install new digital infrastructure	
All residential units in compliance with WCC and GLA dwelling standards	

WCC Criteria	Measurable Outcome	Objective Met	Objective Partially Met	Objective Not Met	Brief Commentary and Justification
<b>Modern leisure, commercial facilities and homes</b>	Consider daylight and sunlight matters for existing neighbours and amenity within the site, against the methodologies and criteria set out in the BRE guidelines (2011).	Most existing neighbouring buildings experiencing impacts within the BRE guidelines' recommendations (2011), with any shortfall of minor significance; Most of the proposed residential units and outdoor communal spaces meeting the BRE (2011) recommendations for daylight and sunlight, with any shortfall of minor significance.	Some of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with limited impacts of major significance; Some of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	Most of the existing neighbouring buildings experiencing impacts beyond those recommended by the BRE guidelines (2011), with most of the impacts of major significance; Most of the proposed residential units and outdoor communal spaces falling short of the BRE (2011) recommendations for daylight and sunlight.	

Option 7 - Redevelopment NEW (2020)	
The proposed scheme will have some impact on the residential units adjacent to the site. The upper floors cutback from the southern elevation will likely result in improved retained daylight and sunlight amenity for neighbouring properties in comparison to previous option 7 iterations. The proposed residential units within the scheme will likely enjoy good daylight and sunlight amenity.	