

**TABLE 5 – GRADING POINTS SUMMARY SHEET FOR SFA**

**LOCATION (S):** \_\_\_\_\_

TOTAL POINTS SCORE: 14 GRADE AWARDED: 3 EFFECTIVE DATE: 8 Nov 13

Ser Table 1	Factor	Deficiency	Applies	Points Allowed	Points Awarded
(a)	(b)	(c)	(d)	(e)	(f)
1	Reduced floor area	Applicable where floor area (sqm) is: 10% and 24.9% below scale or, 25% or more below scale Does not apply if serial 2 or 3 applied	X	5, or, 10	5
2	Rooms below scale	Applicable for non provision of a study in Type 111 OFQ and cloakroom (WC and basin) in all SFA Does not apply if serial 1 or 3 applied		2 per room	
3	Space to accommodate scaled furniture	Applicable where rooms are not large enough to accommodate scaled furniture. Does not apply if serial 1 or 2 applied		Max 9	
4	Access to main bathroom nor only WC	Applicable where access to a main bathroom or only toilet is via a bedroom or other dwelling room (less en suites)		5	
5	Lifts	Applicable where no lifts provided in multi-storey building. Floor: Ground, 1 and 2. Nil points; Floor 3, 3 points; Floor 4, 4 points. Floor 5 & above 5 points		Max 5	
6	Scaling of fixtures and fittings	Applicable where fixtures and fittings are below scale. Max 5 points	X		1
7	Condition of exterior structure	Applicable where the condition of the exterior structure of the SFA is below standard. Max 3 points	X	Max 5 points for Sers 6, 7 & 8 Combine d	1
8	Condition of interior decoration carpets, fixtures and fittings	Applicable where the condition of decoration (2 points), carpets, fixtures and fittings (2 points) within the SFA is below standard. Max 4 points	X		2
9	Damp/ Condensation	Applicable where damp is experienced in a living or occupied bedroom as a result of inadequate damp proof coursing or when condensation results from poor standard of ventilation		Max 5	
10	Loft Insulation	Where the SFA has less than 150mm of loft insulation or equivalent		1	
11	Double Glazing	Where double/secondary glazing is not provided.		Max 5	
12	Heating System	Heating system fails to achieve temperatures laid down in Table 1 when occupied normally. Does not apply if Ser 14 applied		Max 5	
13	Utility usage above the normal assumed consumption	Gas/Electricity usage exceeds the Normal Assumed Consumption (NAC) rate for the type of SFA BUT does not score if already scored in Serial 12, or if financial assistance given by the Fuel Subsidy Scheme		5	
14	Air Conditioning (tropical areas only)	Where air conditioning consistently fails to cool or reduce humidity to prescribed levels. Does not apply if Sers 12 and 13 applied		5	
15	Reasonable access to essential amenities	SFA is 1.5 miles or more from essential amenities and Service or public transport does not enable reasonable access. See definition in Table 1	X	Max 5	3
16	Environment	Adverse environmental factors – see Guide at Annex C	X	Max 5	4
	<b>Total</b>	<b>Total Deficiency Points</b>			<b>16</b>

**SEE OVER FOR POSITIVE POINTS AND FINAL SCORING**

<b>Ser Table 2</b>	<b>Factor</b>	<b>Positive Points</b>	<b>Applicable</b>	<b>Points Allowed</b>	<b>Points Awarded</b>
(a)	(b)	©	(d)	(e)	(f)
P1	En-Suite facilities	En-suite facilities to the master bedroom are provided		2 positive	
P2	Additional WC	WC additional to scale		1 positive	
P3	Utility Room	Utility Room is provided	X	2 positive	2
	<b>Sub Total</b>	<b>Total positive points</b>			2
	<b>Total</b>	<b>Deficiency Points MINUS Positive Points</b>			14

**Note:** Enter X in column (d) against serials where deficiency or positive points are to be awarded. Enter total deficiency points (less any positive points awarded) in column (f).