

PEASE HOUSE, THE PRIORY, HITCHIN NORTH HERTFORDSHIRE

INTERNAL DAYLIGHT AND SUNLIGHT REPORT

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CLIENT: METRIC + MAKER LIMITED
DATE: 20 OCTOBER 2025
VERSION: V1
PROJECT: P4184

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1 Executive Summary

- 1.1 Point 2 Surveyors have been appointed by Metric + Maker Limited to prepare an Internal Daylight and Sunlight Report as a result of the proposed change of use to Pease House, Hitchin in North Hertfordshire ('The Proposed Development').
- 1.2 This report considers the potential levels of daylight and sunlight that will be enjoyed within the proposed units of the Proposed Development.
- 1.3 Climate Based Daylight Modelling (CBDM) and sunlight exposure calculations have been undertaken to the proposed habitable rooms in accordance with the BRE guidelines and BS EN 17037.
- 1.4 The CBDM calculations show that all of the proposed habitable rooms should meet the suggested daylight standards.
- 1.5 The sunlight assessments indicate that approximately 77% of the proposed habitable rooms will meet the recommended sunlight criteria, and all rooms with a window within 90 degrees of due south will be able to receive good levels of sunlight. As the percentage of 77% applies to all rooms, including those oriented within 90 degrees of due north, this is a very positive result and supports the view that the proposed development represents good site layout design. We therefore consider that adequate sunlight will be enjoyed within the development.
- 1.6 Overall, the results show that all proposed habitable rooms will have access to adequate levels of daylight and sunlight amenity.

2 Introduction

- 2.1 Point 2 Surveyors have been appointed by Metric + Maker Limited to prepare an Internal Daylight and Sunlight Report with regard to the Proposed Development of The Priory (Pease House), Hitchin in North Hertfordshire ('The Proposed Development').
- 2.2 The scope of this report is to consider the potential daylight and sunlight levels that will be enjoyed within the proposed residential units of the Proposed Development.
- 2.3 The assessment has been based on the submitted plans and elevations by Azure Architecture.
- 2.4 A Site Plan, 3D Views of our assessment model, plan layout results, and detailed results tables are given at Appendices 1-4.

SOURCES OF INFORMATION

- 2.5 In the process of compiling this report, the following sources of information have been used:

Z-mapping Ltd
Indicative Site Model

Azure Architecture
Proposed Scheme Information (received 17th October 2025)

3 Planning Policy

- 3.1 The Site is located within the boundaries of North Herts Council.
- 3.2 It is understood that the proposed change of use is being applied for under permitted development rights.
- 3.3 Paragraph 2(2)(f) of Class MA, Part 3, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 requires the provision of adequate natural light in all habitable rooms of the dwellinghouses. The developer is therefore required to show that the development will enjoy adequate natural light to all habitable rooms.
- 3.4 In addition the above, the NPPF discusses the need to make efficient use of land and recognises that, in order to do so, it is sometimes necessary to take a flexible approach when it comes to considering daylight and sunlight. Paragraph 130 of the NPPF states:

“...Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

(c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

- 3.5 In addition, paragraph 135(f) of the NPPF states:

“135. Planning policies and decisions should ensure that developments:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- 3.6 To consider whether adequate natural light will be enjoyed, we have utilised the standards and recommendations set out in the Building Research Establishment (BRE) report: P J Littlefair (2022) “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice”, Building Research Establishment Report 209. (Referred to in this report as the “BRE guidelines”).

4 Assessment Methodology and Application of Guidance

4.1 It is common practice to assess daylight and sunlight by reference to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Dr Paul Littlefair (the 'BRE Guidelines'). This document is widely accepted by planning authorities as the means by which to consider the effect of development on the daylight and sunlight enjoyed by neighbouring buildings and is also used to assess daylight and sunlight within a new development.

4.2 The BRE Guidelines repeatedly emphasise to the user, whether that be designers, consultants or planning officials, to apply the guidelines in a manner that is appropriate for a particular situation. For example, in the introductory summary, it states:

"This guide is a comprehensive revision of the 2011 edition of site layout planning for daylight and sunlight. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location. Appendix F explains how this can be done in a logical way while retaining consistency with the British Standard Recommendations on interior lighting."

4.3 In Section 1: Introduction, at paragraph 1.6 it states:

"the guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in historic city centres or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

4.4 It is clear that the numerical advice offered by the BRE is not mandatory and that a practical application of the target values is required as natural lighting is only one of many factors that should be considered.

Daylight within Proposed Developments

4.5 In the new 2022 revision of the BRE guidelines, a Climate Based Daylight Modelling (CBDM) methodology replaces the old Average Daylight Factor (ADF) methodology. The new methodology is more complex and arguably provides a more accurate simulation of actual daylight levels, but it has targets that are generally more difficult to achieve in an urban context.

4.6 The new CBDM methodology is based on the British Standard 'Daylight in Buildings' (BS EN17037). This contains advice and guidance on interior daylighting for all buildings across Europe but also has a UK National Annex which provides suggested targets for dwellings in the UK.

- 4.7 The CBDM methodology is based on target illuminances from daylight. This is the Daylight Illuminance (DI) to be achieved over half the area of the room (measured on a reference plane at tabletop level) for at least half of the daylight hours in a typical year. The calculations are based on weather data files which cover different regions of the UK. The calculations are done for each hour of the day for every day of the year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year. The methodology uses a more accurate sky model which simulates the movement of the sun throughout the day and accounts for the weather conditions at the time. As a result, CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south-facing room is likely to have access to higher levels of natural light than a north-facing room and as a result, in order to comply a north-facing room would typically need larger windows.
- 4.8 The UK National Annex gives illuminance recommendations of 100 Lux in bedrooms, 150 Lux in living rooms and 200 Lux in kitchens. These are median illuminances to be achieved over 50% of the assessment grid for at least half of the daylight hours.
- 4.9 Where a room has a shared use, the highest target should apply. However, it also says that Local Authorities could use discretion here and that a living room target of 150 Lux could be used for combined living/kitchen/dining room if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in the design. As the kitchens are generally located to the back of the living/dining/kitchen areas, a target of 150 Lux has been adopted for these combined spaces.

Sunlight within Proposed Developments

- 4.10 For new buildings, the BRE guidelines refer to BS EN 17037, which says that a space should receive a minimum of 1.5 hours of sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE document suggests that 21st March be used. For dwellings, at least one habitable room, preferably a main living room, should achieve at least this minimum criterion and that at least one main window faces within 90 degrees of south. Whilst BS EN 17037 applies to all orientations, the BRE guidelines say that if the room faces significantly north of due east or west, the criterion is unlikely to be met.

5 Parameters and Assumptions

- 5.1 In order to calculate the various measures of daylight and sunlight it is necessary to construct a 3D computer model. The model is then analysed using proprietary software to calculate the various measures of daylight and sunlight.
- 5.2 The 3D model was created to reproduce the massing of the buildings both on and surrounding the site at a level of detail appropriate to the calculations performed. All heights in the model are in mm Above Ordnance Datum (AOD).
- 5.3 In relation to the CBDM assessment, the following assumptions and parameters have been used. The design team have specified light-coloured internal finishes and therefore, in accordance with paragraph C24 of Appendix C of the new BRE guidelines, the following Reflectance values have been used: light pastel walls with a reflectance of 0.7, light wood veneer floors/ cream carpets with a reflectance of 0.4, and white ceilings with a reflectance of 0.8. All external reflectance has been assumed to be 0.2.
- 5.4 For the purposes of this assessment the trees surrounding the site have been ignored. This is because the surrounding trees are understood to be deciduous and the amount of daylight that will actually be obstructed will therefore change throughout the year.
- 5.5 The glazing used in our assessments has an overall manufacturer's direct transmittance of 0.82 to which a factor of 0.9 has been applied to get the likely diffuse transmittance. In addition to this a window framing factor and a maintenance factor to account for the effect of dirt on the glass has been applied.
- 5.6 The room assessment grid area excludes a 300mm band around the perimeter of the room, as per paragraph C28 of the BRE guidelines, and also any circulation areas located at the back or side of a room.

6 The Scope of Assessment and Assessment Results

- 6.1 The following image (Figure 1) shows the Proposed Development site. The proposed scheme is shaded in aqua, and the surrounding existing properties are coloured in white.

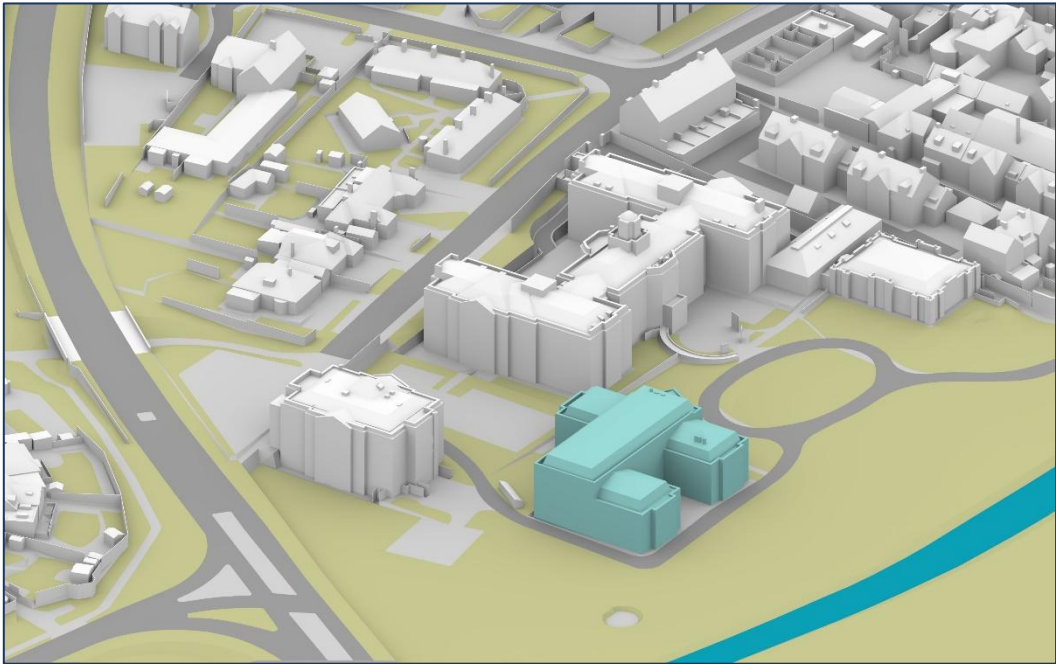


Figure 1 - Site Plan of the Proposed Development.

Climate Based Daylight Modelling (CBDM) Results

- 6.2 We have assessed 68 habitable rooms on 3 floors (ground floor, first floor and second floor within the Proposed Development (bedrooms and living/kitchen/dining rooms).
- 6.3 The CBDM assessments indicate that within the Proposed Development all of the proposed habitable rooms will meet the suggested guidance. A summary, showing the results based on the room’s use, is given below.

Address	BEDROOM			LKD			All Rooms		
	Total	Pass	%	Total	Pass	%	Total	Pass	%
Pease House	41	41	100	27	27	100	68	68	100

Table 1 – Internal CBDM Summary (Using a 150 Lux Target to the living rooms).

- 6.4 Of the 68 rooms assessed, all will meet the BRE and BS EN 17037 recommended criteria.
- 6.5 Overall, we are of the opinion that the CBDM results show an excellent level of compliance with BRE guidelines, and adequate natural light will be enjoyed by all habitable rooms.

Sunlight Availability Assessment

- 6.6 The sunlight assessments indicate that approximately 77% of the proposed habitable rooms will meet the recommended sunlight criteria, and all rooms with a window within 90 degrees of due south will be able to receive good levels of sunlight.
- 6.7 As the percentage of 77% applies to all rooms, including those oriented within 90 degrees of due north, this is a very positive result and supports the view that the proposed development represents good site layout design.
- 6.8 Overall and based on these results we consider that adequate sunlight will be enjoyed within the development.

7 Conclusions

- 7.1 Climate Based Daylight Modelling (CBDM) and sunlight exposure calculations have been undertaken to the proposed habitable rooms in accordance with the BRE guidelines and BS EN 17037.
- 7.2 The CBDM calculations show that all of the proposed habitable rooms should meet the suggested daylight standards.
- 7.3 The sunlight assessments indicate that approximately 77% of the proposed habitable rooms will meet the recommended sunlight criteria, and all rooms with a window within 90 degrees of due south will be able to receive good levels of sunlight. As the percentage of 77% applies to all rooms, including those oriented within 90 degrees of due north, this is a very positive result and supports the view that the proposed development represents good site layout design. We therefore consider that adequate sunlight will be enjoyed within the development.
- 7.4 Overall, the results show that all proposed habitable rooms will have access to adequate levels of daylight and sunlight amenity.

Appendix 1: Site Plan & 3D Views

Point 2 Surveyors Limited,
17 Slingsby Place,
London, WC2E 9AB

0207 836 5828
point2.co.uk





Sources: Zmapping LTD
Survey Info (received 13/10/2025)
Old Charlton Road_040425_Solids XYID@NE.dwg

Architect Name
Proposed Info (received 13/10/2025)
PH_Scheme Plans 09102025.dwg
PRIORY_Design Workbook_08102025.pdf

Key:  Existing Buildings
 Proposed Scheme

Project: The Priory, Hitchin

Title: Plan View

Scheme Confirmed:

-

Date:

-

Drawn By:

IM

Scale:

1:800 @A3

Date:

OCT 25

Dwg No:

P4184/01

Rel:

01





Sources: Zmapping LTD
Survey Info (received 13/10/2025)
Old Charlton Road_040425_Solids XYID@NE.dwg

Architect Name
Proposed Info (received 13/10/2025)
PH_Scheme Plans 09102025.dwg
PRIORY_Design Workbook_08102025.pdf

Key:  Existing Buildings
 Proposed Scheme

Project: The Priory, Hitchin

Title: 3D View

Scheme Confirmed:

Date:

Drawn By:
IM

Scale:
NTS @A3

Date:
OCT 25

Dwg No:
P4184/02

Rel:
01



Appendix 2: Tabular Daylight (CBDM) Results

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BRE CBDM ANALYSIS

The Priory, Hitchin
PROPOSED FLOOR PLANS 13/10/2025
P4184-REL1

BRE CBDM ANALYSIS

Room Label	Room Use	Room Use Target Illuminance Lux	Median Illuminance Lux	BRE Compliant
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PEASE HOUSE

R1/10	BEDROOM	100	290.7	✓
R2/10	LKD	150	298.7	✓
R3/10	LKD	150	766.9	✓
R4/10	BEDROOM	100	902.4	✓
R5/10	BEDROOM	100	563.2	✓
R6/10	LD	150	179.4	✓
R7/10	BEDROOM	100	282.1	✓
R8/10	BEDROOM	100	306.5	✓
R9/10	LD	150	238.1	✓
R10/10	BEDROOM	100	129.3	✓
R11/10	LKD	150	572.1	✓
R12/10	LKD	150	1377.1	✓
R13/10	BEDROOM	100	533.9	✓
R14/10	BEDROOM	100	535.4	✓
R15/10	LKD	150	464.2	✓
R16/10	BEDROOM	100	880.1	✓
R17/10	BEDROOM	100	196.6	✓
R18/10	BEDROOM	100	219.1	✓
R19/10	LD	150	278	✓
R20/10	BEDROOM	100	173.7	✓
R21/10	BEDROOM	100	211.1	✓
R22/10	LD	150	257.1	✓
R23/10	BEDROOM	100	278.9	✓
R24/10	BEDROOM	100	842	✓
R25/10	LKD	150	334.2	✓
R26/10	BEDROOM	100	649.7	✓
R27/10	LKD	150	251.4	✓
R28/10	BEDROOM	100	252.3	✓
R1/11	BEDROOM	100	259.3	✓
R2/11	LKD	150	267.7	✓
R3/11	LKD	150	674.3	✓
R4/11	BEDROOM	100	782.8	✓
R5/11	BEDROOM	100	668.3	✓
R6/11	LD	150	216.4	✓
R7/11	BEDROOM	100	266.6	✓
R8/11	BEDROOM	100	296.8	✓
R9/11	LD	150	253.9	✓
R10/11	BEDROOM	100	154.1	✓
R11/11	LKD	150	553.2	✓



BRE CBDM ANALYSIS

The Priory, Hitchin
PROPOSED FLOOR PLANS 13/10/2025
P4184-REL1

BRE CBDM ANALYSIS

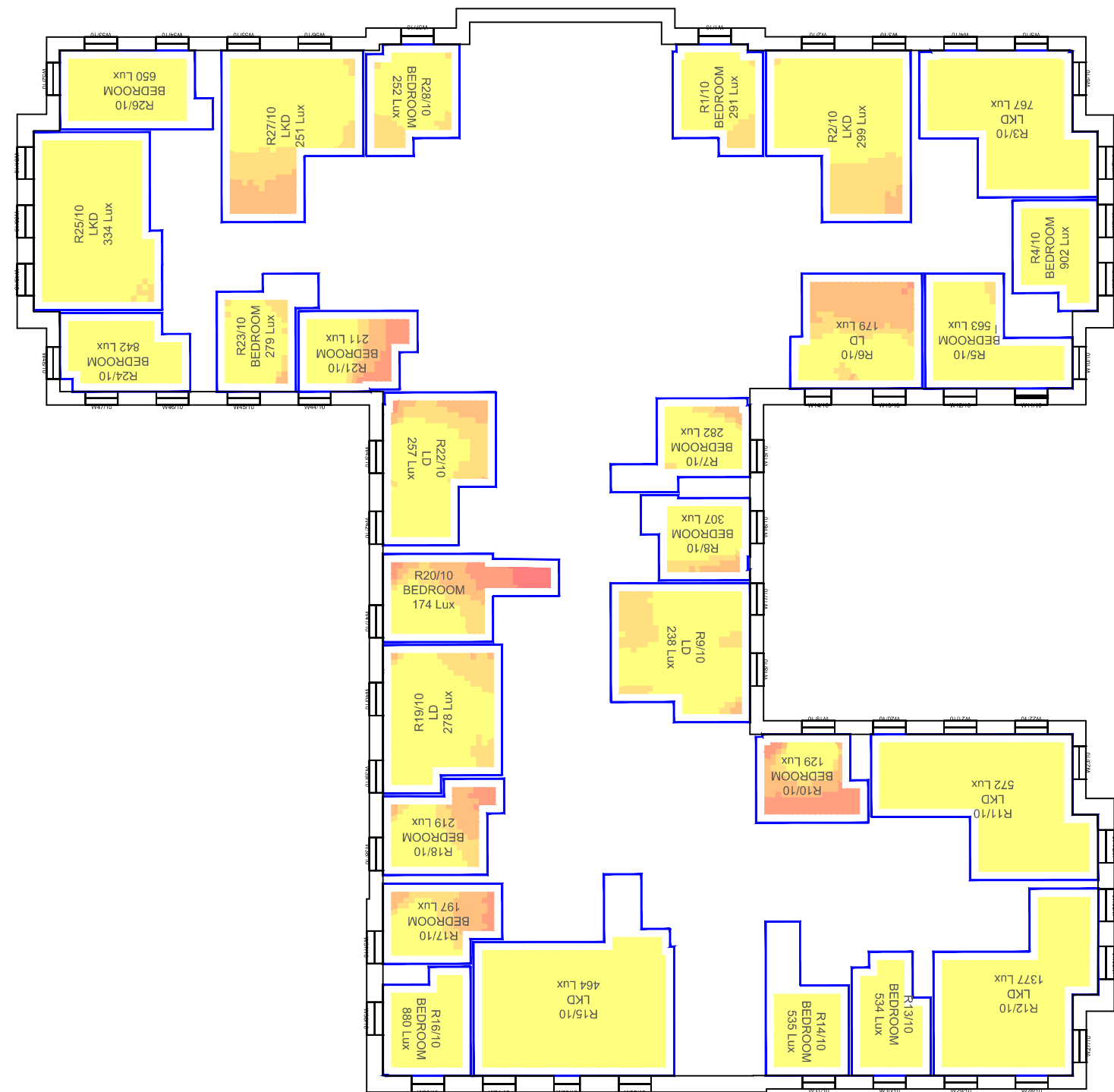
Room Label	Room Use	Room Use Target Illuminance Lux	Median Illuminance Lux	BRE Compliant
R12/11	LKD	150	1179	✓
R13/11	BEDROOM	100	454.1	✓
R14/11	BEDROOM	100	460.8	✓
R15/11	LKD	150	399.2	✓
R16/11	BEDROOM	100	820.9	✓
R17/11	BEDROOM	100	192.4	✓
R18/11	BEDROOM	100	212.6	✓
R19/11	LD	150	269.2	✓
R20/11	BEDROOM	100	170.2	✓
R21/11	BEDROOM	100	199.1	✓
R22/11	LD	150	276.2	✓
R23/11	BEDROOM	100	265.6	✓
R24/11	BEDROOM	100	816.1	✓
R25/11	LKD	150	330	✓
R26/11	BEDROOM	100	622.1	✓
R27/11	LKD	150	241.6	✓
R28/11	BEDROOM	100	233.2	✓
R1/12	BEDROOM	100	210	✓
R2/12	LKD	150	178	✓
R3/12	LKD	150	257.2	✓
R4/12	BEDROOM	100	228.1	✓
R5/12	BEDROOM	100	415.7	✓
R6/12	LKD	150	525.7	✓
R7/12	BEDROOM	100	179.5	✓
R8/12	BEDROOM	100	199.5	✓
R9/12	LKD	150	171.7	✓
R10/12	BEDROOM	100	194.1	✓
R11/12	LD	150	153.6	✓
R12/12	BEDROOM	100	196.7	✓
				100.0%

Appendix 3: CBDM Plan Results

Point 2 Surveyors Limited,
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0207 836 5828
point2.co.uk





GROUND FLOOR

Sources: Zmapping LTD
Survey Info (received 13/10/2025)
Old Charlton Road_040425_Solids XYID@NE.dwg

Architect Name
Proposed Info (received 19/10/2025)
PH_Scheme Plans 17102025.bak

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux	Median Illuminance (Lux) Levels shown for each room.
>50 Lux	
>100 Lux	Recommended Targets:
>150 Lux	Bedroom 100 Lux
>200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: The Priory, Hitchin

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (Lux) Levels

Proposed Floor Plans Received 19/10/2025

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	IM	1:200 @A3	OCT 25	P4184/CBDM/10	01





FIRST FLOOR

Sources: Zmapping LTD
Survey Info (received 13/10/2025)
Old Charlton Road_040425_Solids XYID@NE.dwg

Architect Name
Proposed Info (received 19/10/2025)
PH_Scheme Plans 17102025.bak

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux	Median Illuminance (Lux) Levels shown for each room.
>50 Lux	
>100 Lux	Recommended Targets:
>150 Lux	Bedroom 100 Lux
>200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: The Priory, Hitchin

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (Lux) Levels

Proposed Floor Plans Received 19/10/2025

Scheme Confirmed:

Date:

Drawn By:
IM

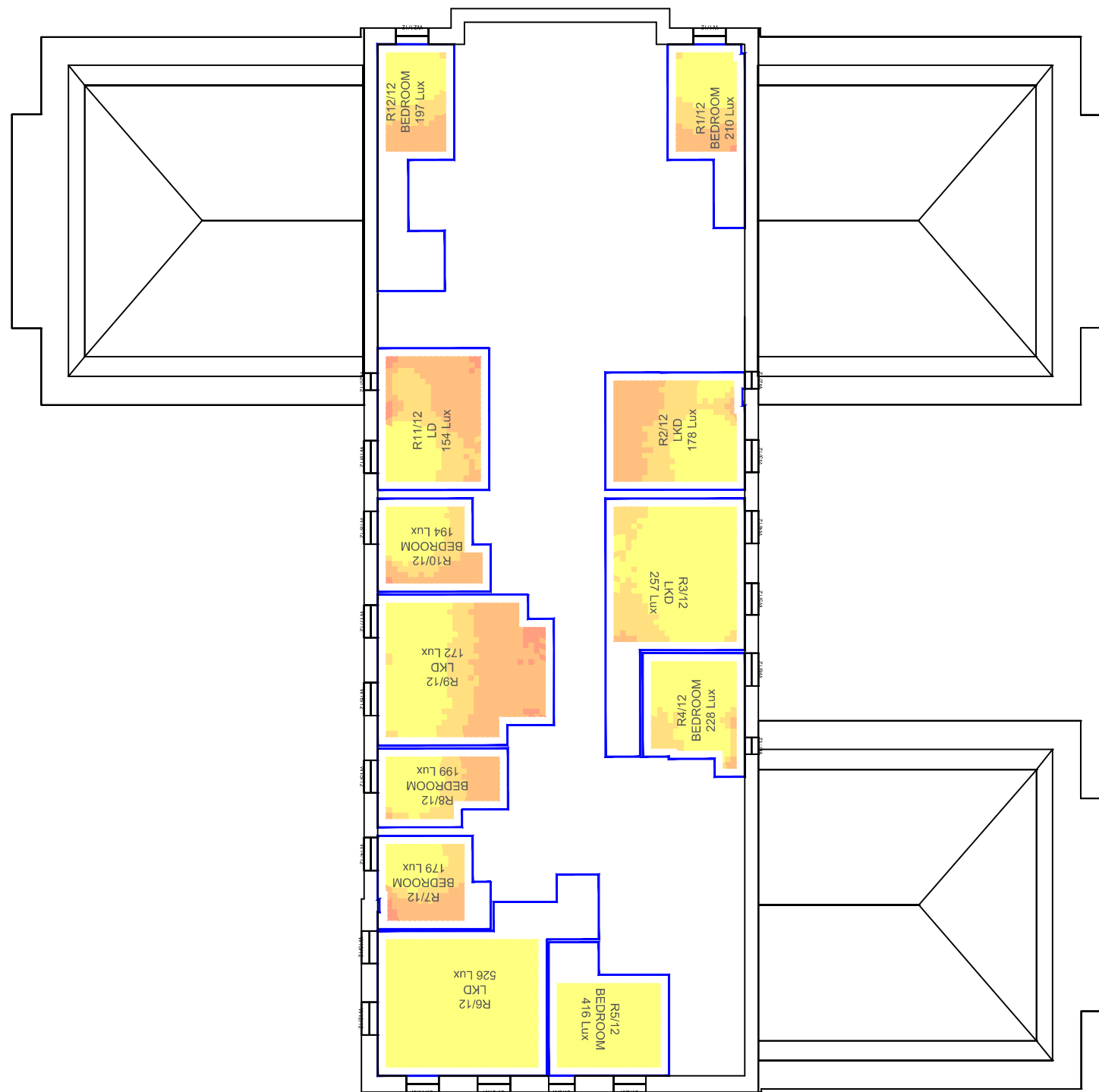
Scale:
1:200 @A3

Date:
OCT 25

Dwg No:
P4184/CBDM/11

Rel:
01





SECOND FLOOR

Sources: Zmapping LTD
Survey Info (received 13/10/2025)
Old Charlton Road_040425_Solids XYID@NE.dwg

Architect Name
Proposed Info (received 19/10/2025)
PH_Scheme Plans 17102025.bak

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux

>50 Lux

>100 Lux

>150 Lux

>200 Lux

Median Illuminance (Lux) Levels
shown for each room.

Recommended Targets:
Bedroom 100 Lux
Living Room 150 Lux
Kitchen 200 Lux

Project: The Priory, Hitchin

Drawn By: IM

Scale: 1:200 @A3

Date: OCT 25

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (Lux) Levels

Proposed Floor Plans Received 19/10/2025

Dwg No: P4184/CBDM/12

Rel: 01

Scheme Confirmed:

-

Date:

-



Appendix 4: Tabular Sunlight Exposure Results

Point 2 Surveyors Limited,
17 Slingsby Place,
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SUNLIGHT EXPOSURE ANALYSIS

The Priory, Hitchin
PROPOSED FLOOR PLANS 13/10/2025
P4184-REL1

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Date	Sunlight Exposure (Hours)	Room Complies?
PEASE HOUSE					
R1/10	BEDROOM		21-Mar	0.5	✗
R2/10	LKD		21-Mar	0.9	✗
R3/10	LKD		21-Mar	6.3	✓
R4/10	BEDROOM		21-Mar	6.3	✓
R5/10	BEDROOM		21-Mar	8.0	✓
R6/10	LKD		21-Mar	3.7	✓
R7/10	BEDROOM		13-Mar	4.8	✓
R8/10	BEDROOM		21-Mar	4.8	✓
R9/10	LKD		21-Mar	4.3	✓
R10/10	BEDROOM		21-Mar	0.9	✗
R11/10	LKD		21-Mar	6.3	✓
R12/10	LKD		21-Mar	11.6	✓
R13/10	BEDROOM		21-Mar	7.5	✓
R14/10	BEDROOM		21-Mar	7.5	✓
R15/10	LKD		21-Mar	7.3	✓
R16/10	BEDROOM		17-Mar	7.2	✓
R17/10	BEDROOM		21-Mar	1.8	✓
R18/10	BEDROOM		21-Mar	2.3	✓
R19/10	BEDROOM		21-Mar	2.2	✓
R20/10	LKD		11-Mar	1.8	✓
R21/10	BEDROOM		27-Feb	2.9	✓
R22/10	LKD		06-Mar	1.5	✓
R23/10	BEDROOM		21-Mar	3.3	✓
R24/10	BEDROOM		21-Mar	4.4	✓
R25/10	LKD		21-Mar	0.0	✗
R26/10	BEDROOM		21-Mar	0.9	✗
R27/10	LKD		21-Mar	0.9	✗
R28/10	BEDROOM		21-Mar	0.0	✗
R1/11	BEDROOM		21-Mar	0.5	✗
R2/11	LKD		21-Mar	0.9	✗
R3/11	LKD		21-Mar	6.3	✓
R4/11	BEDROOM		21-Mar	6.3	✓
R5/11	BEDROOM		21-Mar	9.8	✓
R6/11	LKD		07-Mar	4.8	✓
R7/11	BEDROOM		13-Feb	5.3	✓
R8/11	BEDROOM		04-Mar	5.9	✓
R9/11	LKD		21-Mar	6.5	✓
R10/11	BEDROOM		21-Mar	0.9	✗
R11/11	LKD		21-Mar	6.3	✓
R12/11	LKD		21-Mar	11.8	✓
R13/11	BEDROOM		21-Mar	7.8	✓



SUNLIGHT EXPOSURE ANALYSIS

The Priory, Hitchin
PROPOSED FLOOR PLANS 13/10/2025
P4184-REL1

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Date	Sunlight Exposure (Hours)	Room Complies?
	R14/11	BEDROOM	21-Mar	7.7	✓
	R15/11	LKD	21-Mar	7.3	✓
	R16/11	BEDROOM	21-Mar	7.4	✓
	R17/11	BEDROOM	21-Mar	2.2	✓
	R18/11	BEDROOM	21-Mar	2.5	✓
	R19/11	BEDROOM	18-Mar	2.3	✓
	R20/11	LKD	11-Mar	1.8	✓
	R21/11	BEDROOM	19-Mar	3.3	✓
	R22/11	LKD	06-Mar	1.5	✓
	R23/11	BEDROOM	21-Mar	4.3	✓
	R24/11	BEDROOM	21-Mar	5.9	✓
	R25/11	LKD	21-Mar	0.7	✗
	R26/11	BEDROOM	21-Mar	0.9	✗
	R27/11	LKD	21-Mar	0.9	✗
	R28/11	BEDROOM	21-Mar	0.0	✗
	R1/12	BEDROOM	21-Mar	0.5	✗
	R2/12	LKD	20-Mar	5.8	✓
	R3/12	LKD	21-Mar	6.6	✓
	R4/12	BEDROOM	21-Mar	6.6	✓
	R5/12	BEDROOM	21-Mar	7.6	✓
	R6/12	LKD	21-Mar	7.6	✓
	R7/12	BEDROOM	21-Mar	2.5	✓
	R8/12	BEDROOM	15-Mar	2.3	✓
	R9/12	LKD	14-Mar	2.0	✓
	R10/12	BEDROOM	21-Mar	1.7	✓
	R11/12	LKD	21-Mar	1.7	✓
	R12/12	BEDROOM	21-Mar	0.0	✗
					76.5%
					76.5%

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