



FOR RESIDENTIAL DESIGN AND DEVELOPMENT TEAMS

Know where your scheme stands.

Record how your team
reached its view.

An online self-assessment against Building for a Healthy Life, 2026 edition. Bring your answers and evidence together, then see the full indicative result before you buy.

12

considerations

FREE

to start and preview

£450 + VAT

to finalise pay as you go

Annual assessment plans for organisations with several schemes.

Start your free assessment

www.bhlassessments.co.uk

Your finalised output: a dated Self-Assessment Certificate and a full Project Pack recording the assessment your team has made.

Self-assessment records your team's own view. It is not an independent review or official Building for a Healthy Life certification and does not guarantee planning permission.

A clear process for your next scheme

For architects, urban designers, landscape architects, planning consultants, housebuilders, land promoters and housing associations working on residential and mixed-use schemes in England.

1 Start a project

Register and add your scheme details. Work at your own pace; answers save as you go.

2 Work through the considerations

Answer the tool's questions, add comments and record the reasoning behind your responses. Your team supplies the judgement.

3 Bring the evidence together

Upload supporting material and identify the location plan. Connect the drawings and explanations to your assessment.

4 Preview and revisit

See the full indicative result free. Identify aspects that deserve another look while the design can still develop.

5 Finalise the record

Complete the required information and declaration, use a paid assessment or available allowance, and issue the dated documents.

Structure the discussion. Keep the reasoning.

Use the workflow to organise a team review, prepare for a client conversation and record the position reached. Finalisation freezes the assessment.

A clear record, with the detail behind it

01 Self-Assessment Certificate

A dated summary identifying the scheme, declarant and assessment reference, with the recorded position across all twelve considerations.

02 Project Pack

Answers, comments, declaration and supporting evidence. Supported PDFs and images are reproduced as appendices; Word files are listed and downloadable separately.

03 Recorded outcome

Access the finalised outcome and issued documents through your account, with downloads available for ten years. Your team can share its record with the people who need to understand the assessment.

See the example documents before you decide.

[View example output - fictional scheme: Land at Weaver's Field.](#)

A transparent method

The tool applies BHL Assessments' published rating rule to your answers. The questions are BHL Assessments' own wording, with links to the official framework. Your team provides the judgement; the tool records it consistently.

A self-assessment is not official framework certification, accreditation or a quality mark. Any weight in a planning decision is for the decision-maker. BHL Assessments Ltd is not the framework author and is not endorsed by its authors, Homes England, Design for Homes or the Design Network.

[Read the official framework](#)

One scheme or a pipeline of projects

PAY AS YOU GO

£450 + VAT

£540 including VAT. One named scheme, its Self-Assessment Certificate and full Project Pack. Drafting and the full indicative preview are free.

Annual assessment plans

	Starter	Team	Portfolio
Annual price excluding VAT	£1,395	£2,950	£5,950
Assessments included	4	10	25
People sharing one organisation account	Up to 2	Up to 5	Up to 10
Whole-assessment rollover cap	1	2	5
Extra assessment excluding VAT	£345	£295	£235
Discount on eligible Panel fees	5%	10%	10%

One organisation account. The stated number of people share one account; these are not separately managed user seats.

Annual payment, clear choice. Paid annually in advance; no automatic renewal. Pay by Bank through GoCardless. Prices exclude VAT at 20% unless stated.

Unused assessments carry into the next plan year up to the stated cap; extras count within that cap. See the live terms for timing, eligibility, cancellations and refunds.

Panel discounts do not combine with revised-scheme prices; the better price applies. Expedited feedback is not discounted. BHL Assessments Ltd and Design Review Ltd, trading as The Design Review Panel, are connected companies under common ownership.

[Current pricing](#) | [Terms of sale](#) | [Prices checked 2 October 2026](#).

Start with your next scheme

Free to start. Free to preview.

Bring your current design information, scheme details and supporting evidence. Work through the considerations and review the full indicative result before choosing to finalise.

The free workspace has no time limit. Pay as you go or choose an annual plan that fits your expected work.

When an outside view would help

A separate Independent Design Review Panel Assessment can be booked from a finalised self-assessment in your account. The Panel reviews the self-assessment and reaches its own view, which may differ from your team's position. Services and fees are set out on the website.

Your contract is with BHL Assessments Ltd, which commissions The Design Review Panel, the trading name of Design Review Ltd. These are connected companies under common ownership.

Jonathan Braddick takes no part in reviews of schemes arising from the tool. Reviewers are unpaid volunteers and declare conflicts. The Panel's fee does not depend on its findings. Panel feedback is opinion and suggestion, not professional advice. Neither route guarantees planning permission.

Start your free assessment

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Prospectus v3.0 | 2 October 2026. Current prices and terms are available on the website.