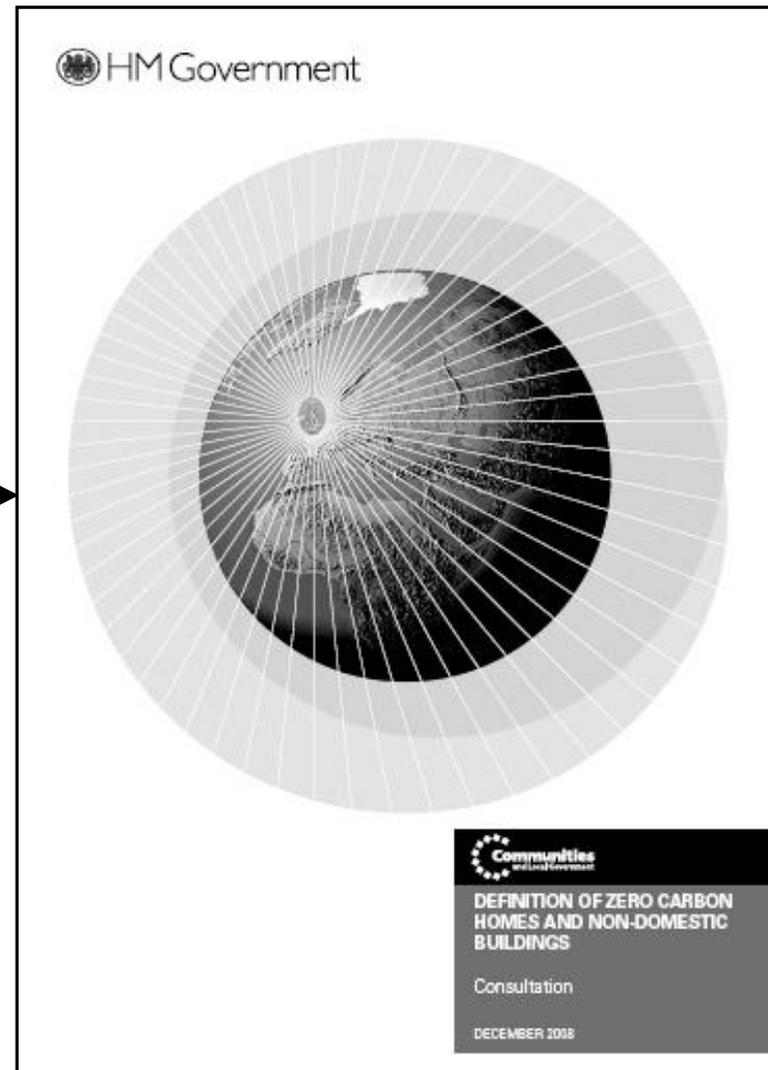
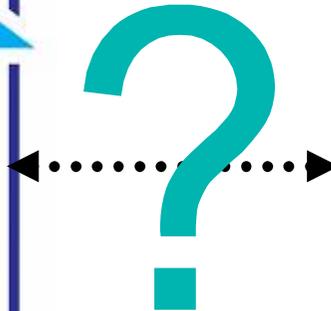


The Code Explained – Local Authorities

March / April 2009

Gwyn Roberts
Sustainable Buildings Division

What do we know about the Code?



Why sustainable buildings?

“The built environment is at the heart of our economy. It shapes how we all live our lives. But the manner in which it consumes natural resources means that it is responsible for some of the most serious global and local environmental change. The way we use natural resources for building and the levels of pollutants emitted in the process of building, and in the use of buildings once occupied, are **unsustainable**. The construction industry must embrace more sustainable forms of building. This means buildings that meet the needs of society and stimulate the economy, but with higher environmental performance, particularly in terms of energy and water efficiency and waste management.”

Sustainable Buildings Task Force, May 2004

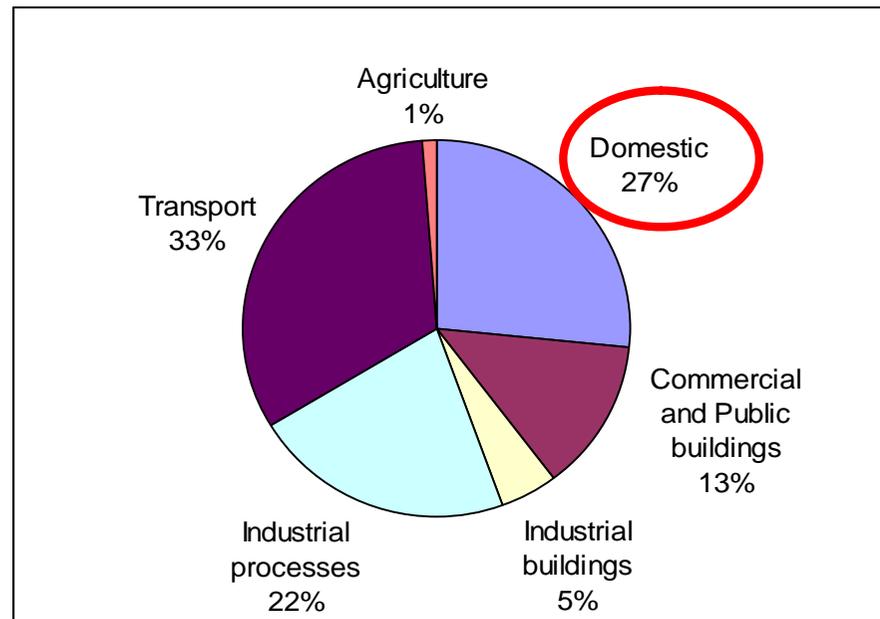
Why sustainable buildings?

- Climate Change
- Homes for the Future
- Environmental Challenges

- **UN framework Convention on Climate Change & Kyoto Protocol** – legally binding commitments for the reduction of greenhouse gases
- **EU Renewable Energy Directive 15** – 15% of energy consumption should be from renewable sources by 2020
- **Climate Change Act 2008** - places a legal obligation on Government to reduce carbon dioxide emissions by at least 80% by 2050 and 34% by 2020, against a 1990 baseline, with the trajectory defined by a system of five-year carbon budgets.
- **Renewable Energy Strategy** –to provide for the role of renewable technology in tackling climate change and to ensure we successfully meet the UK's share of the EU 2020 renewables target.
- **Planning system** - national ambitions will be tested through the planning system, both at regional and local level. The Planning Act 2008 also allows national infrastructure planning.
- **Building Regulations** will address carbon emissions from new homes - with increasing standards planned for 2010, 2013 and 2016 - and other impacts too, for example water.

Climate change means that we need to **deliver greener housing** to minimise impact on the environment. Emissions from energy use in homes accounts for nearly 27% of UK carbon emissions

In 2005, the UK emitted 550m tonnes of CO₂⁽¹⁾



We also need to **deliver better designed homes that are better linked to key infrastructure** such as schools, transport and healthcare

(1) Carbon Trust

Existing Homes



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		

Heat and Energy Saving Strategy Consultation - decarbonise the way we heat our homes and businesses

For more information please visit <http://hes.decc.gov.uk/>

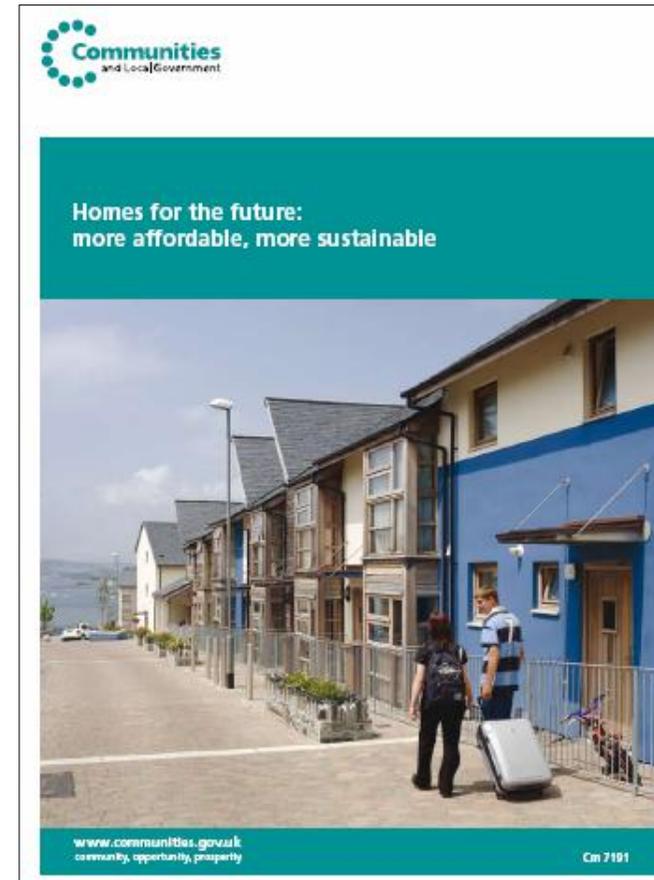
Housing White Paper July 2007

More homes – ambitious building targets, increased investment, and new ways of identifying and using land for development.

More social housing – decent home at an affordable price. Building homes more quickly – by unblocking the planning system and releasing land for development.

More affordable homes - by increasing the options for low cost home ownership and more long term and affordable mortgage products.

Greener homes – with high environmental standards and flagship developments leading the way.



Code for Sustainable Homes



A **single national standard** to cover aspects of sustainable design and construction of a home

Enabling **developers** to demonstrate the sustainability of their homes and differentiate themselves from their competitors

Empowers **home buyers** to drive demand for more sustainable homes

Came into effect at beginning of **April 2007**

Some aspects show the future direction of regulations

Part L: conservation of fuel and power (with Part F: Ventilation)

First step to zero carbon in 2016

- Will look at new build and also review standards for work on existing buildings.
- Aiming at 25% improvement in new homes for 2010 and 44% by 2013
- In conjunction with Part F - need to ensure health standards are not undermined
- Key task is how dwellings should be ventilated in the future.
- Public consultation in 2009 and coming into force in 2010



Zero Carbon Definition

Building A Greener Future (2006/7):

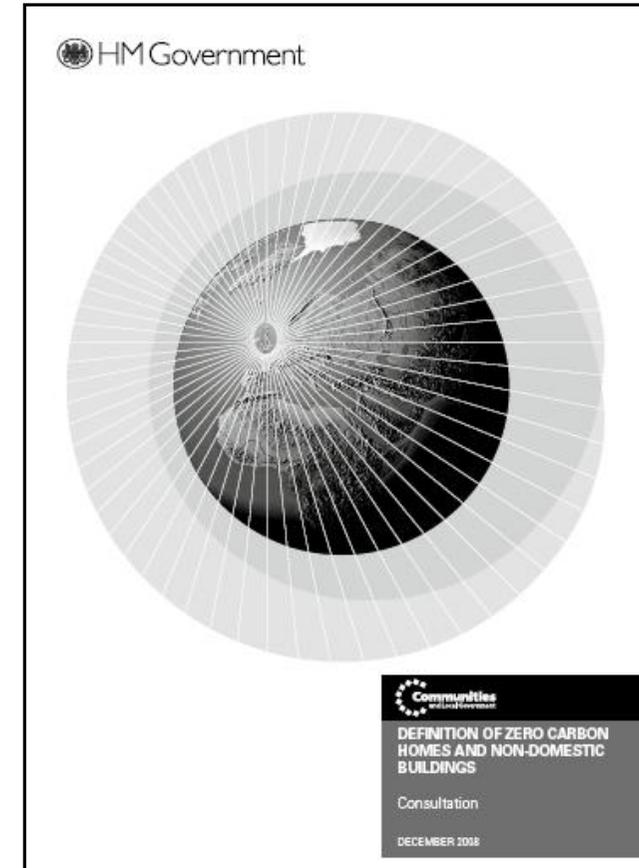
- New homes to be net zero carbon from 2016 (with interim milestones in 2010 and 2013).
- To be regulated via Building Regulations.

Developments since BAGF:

- Callcutt Review - early definition needed
- Ambition for zero carbon non-domestic buildings
- Budget 2008 commitment to consult on definition.
- UK Green Building Council Task Group identified technical issues - some changes to approach.

Consultation on definition:

- Launched 18 December 2008.
- Retains “net zero carbon” approach but with a greater role for allowable solutions



Who's building to the Code?

Private sector – voluntary but sustainability certificate (Code or nil rated) in HIP

Carbon Challenge – building Code level 6 homes on HCA land

Public sector – funding requirement for homes commissioned and built to by the HCA

Other – Government funding or Government flagship projects such as Ecotowns

Paragraphs 30 to 33 of the PPS1:

- local planning authorities should help achieve the national timetable for reducing carbon emissions from buildings
- where it is demonstrably possible, local planning authorities can expect higher levels of building sustainability in advance of the national timetable. When proposing local requirements for sustainable buildings, local planning authorities should focus on a specific site or development area and must be able to demonstrate clearly the local circumstances that warrant and allow this
- local requirements should be specified in terms of the achievement of nationally described sustainable buildings standards, such as the code for sustainable homes
- set out requirements in development plan documents to ensure examination by Inspector

•PPS Documentation

<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/ppsclimatechange/>

Further Planning guidance

<http://www.pas.gov.uk/pas/core/page.do?pagelId=94426>

Code Statistics – as of the end of March 2009

As of the end of March there were 65 official Code Homes – with Post Construction Certificates.

This is inline with the age of the Code (operational since April 2007) and the time it takes to – plan, design and build any home (roughly 18months)

Within the process there are 1231 Design Stage Certificates issued and nearly 200,000 registrations.

What does a sustainable home look like?

Illingworth Estate, Halifax



With the exception of the solar panels, these homes look no different on the outside to the others in the development. Note the thickness of the walls on the inside.



These are the first “saleable” Code homes in the country to have been completed. Both homes are featured in the Department’s new DVD on the Code. These homes were part of an original “Ecohomes” development for the Pennine Housing 2000 built by Bramall Construction Ltd

What does a sustainable home look like?

Mid Street, Nutfield in Surrey by Osborne for the Raven Housing Trust



These two homes have been designed and built to achieve Code level 5, incorporating a 100% reduction of carbon emissions compared to existing Building Regulations. Photovoltaic panels and rainwater harvesting are two of the sustainability features in this development.

Photographs: Jeannette Henderson and Geoffrey Osborne Ltd

What does a sustainable home look like?

Barratt Greenhouse, BRE/NCEH Innovation Park, Watford



Photograph: Peter White at BRE

This is the first Code level 6 home to be designed and built for the volume market. It features photovoltaic cells, triple glazing and high levels of insulation to moderate temperature changes within the house.

It also features internal glazing to allow more natural daylight to come through into the house.

Finally it destroys the myth that it is not possible to build to Code level 6 without sealing the windows. Windows on the ground and some of the first floors can be opened and closed.

What does a sustainable home look like?



Norbury Court,
Staffordshire



Norbury Court is a social housing development in Staffordshire by Staffordshire Moorlands District Housing Association. It is a terrace of 9 homes built to Code level 3 standards.

Future

Regulation moves forward

Future targets are fleshed out – Part L 2010 & Zero Carbon

New Regulation – Part G

Future of the Code – and consultation

Non Domestic / Refurbishment

Confirmed Timeline – Building Regulations and Code for Sustainable Homes



Year	2008	2009	2010	2011	2012	2013	2014	2015	2016
Review	Parts L&F & J, A&C Code*			Parts L&F Code*			Parts L&F Code*		
Consult	Part G Zero carbon definition	Parts A&C J L&F Code*			Parts L&F Code*			Parts L&F Code*	
Change		Part G	Parts A&C L&F, J Code*			Parts L&F, Code*			Parts L&F Code*

In 2010 will confirm what will be reviewed for 2013; give indication of 2016 changes

*Code for Sustainable Homes

Conclusion

“The Code is part of a package of measures”

The Code supports ambitions on climate change, housing and environmental protection.

Code is voluntary standard – with some exceptions

Code will need to change as regulation changes

For the rest of the day we will look at the detail of the Code

Please feel free to ask questions (leaving further detailed questions on the consultation to the end)

www.planningportal.gov.uk

- Documents and information
- Guidance for some of the more common building situations.
- May be alternative ways of achieving compliance with the requirements.



Thank you

www.communities.gov.uk/theCode

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