

INFORMATION NOTE

CODE FOR SUSTAINABLE HOMES Number: IN 04/08

Property Directorate Sponsor: Ray Dickinson, DE Prop Env Pol, 94421 2126/0121 3112126	Date of issue: 26 Mar 08
Contact if different from Property Directorate Sponsor:	
Who Should Read this: Heads of Establishments, DDs Estate Management, Housing, Project Managers	
When it takes effect: Immediately	When it is due to expire: 26 Mar 09

Document Aim: To raise awareness of the Code for Sustainable Homes, and the mandatory requirement that from 1 May 08 all new homes have a code rating.

1. This Information Note sets out:

- the requirements of the Code for Sustainable Homes
- the background to the Code for Sustainable Homes
- the Legal Duty
- how MOD will be affected

Background

1. The Code for Sustainable Homes (the Code) was introduced in Apr 2007 to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards and offers a tool for developers to differentiate themselves within the market.
2. From 1 May 2008 it will be a mandatory requirement that all new homes have a Code rating. Homes which have been assessed against the code by an accredited assessor will be given a performance rating. Those homes that have not been formally assessed against the Code will get a nil-rated certificate.
3. MOD has made a ministerial commitment that from 2008 all new Service Families Accommodation in the UK will meet Level 3 of the Code for Sustainable Homes.

What is the Legal duty?

4. It remains voluntary to design and build a home to meet the standards set out in the Code. New Regulations will mean that from May 2008 those selling new homes will be required to provide information to any prospective purchaser on the sustainability of the home. Where a home is designed and built to the Code and assessed against it, a Code certificate will be provided. Otherwise, a statement of non assessment (a nil-rated certificate) will be provided by the Developer.

What is The Code for Sustainable Homes?

5. The Code is a voluntary standard designed to improve the overall sustainability of new homes by setting a single framework within which the home building industry can design and construct homes to higher environmental standards. The Code also gives new homebuyers better information about the environmental impact of their new home and its potential running costs.
6. The Code measures the sustainability of a home against nine design categories, rating the 'whole home' as a complete package. The design categories are:
 - Energy and CO₂ Emissions
 - Water
 - Materials

- Surface Water Run-off
- Waste
- Pollution
- Health and Wellbeing
- Management
- Ecology

7. Each category includes a number of environmental issues which have a potential impact on the environment. The issues can be assessed against a performance target and awarded one or more credits. Performance targets are more demanding than the minimum standard needed to satisfy Building Regulations or other legislation. They represent good or best practice, are technically feasible, and can be delivered by the building industry.

How will MOD be affected?

8. It is MOD policy that all new Service Family Accommodation projects in the UK started after 1 April 2008 will specify that the properties will meet Level 3 of the Code for Sustainable Homes.
9. It is already MOD policy that an environmental performance assessment is carried out for all construction projects. The Code has replaced BRE's EcoHomes as the most appropriate assessment tool for houses.
10. Service Family Accommodation projects in the UK on which design started before 1 Apr 2008 should continue to use the current specified assessment tool. Where the Code is not being used, a 'nil-rated' certificate will only be required as part of the Home Information Pack if the property is being offered for sale.

Who should produce the Certificate?

11. Assessment procedures are based on BRE's EcoHomes System which depends on a network of specifically trained and accredited independent assessors. Currently BRE and Stroma can offer training and accreditation of Code assessors.
12. Code assessors can conduct an initial design stage assessment, recommend a sustainability rating, and issue an interim Code certificate. A final Code certificate of compliance is issued after a post-completion check to verify the rating has taken place.

13. A design stage assessment may only need to be carried out on each specific environmental issue within any development – not every single home. Post-completion checks will be carried out on a sample basis.
14. Builders whose home designs and completed work are assessed under the Code will receive a certificate showing the overall sustainability rating for the home, and a breakdown of how that rating has been achieved (See Annex A).
15. A copy of the certificate should form part of the handover documentation from the Contractor to the MOD Project Manager on completion of construction

Further Guidance

Copies of the Code for Sustainable Homes, technical guidance and further background information can be downloaded from the DCLG web site.

<http://www.communities.gov.uk/planningandbuilding/theenvironment/codesustainable1>

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Test House, 1 Test Street,
Test Town, Test Country
TE1 ST1**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 5 out of 6 stars under the April 2007 version.



The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor Mr L Assessor	Assessor Organisation The Assessors
Client C L lent Ltd	Developer D E Veloper Inc
Architect Arc I Tects	Certificate Number TEST – Certificate No 1
Date 12 Never 2008	Signed for and on behalf of BRE Global Ltd



This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. Copies can be made for the purposes of the Home Information Packs. It is produced from data supplied by the licensed Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.



THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: TEST – Certificate No 1

Score: 150

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored			What is covered in the category									
Category	Percentage of Category Score attained											
	0	10		20	30	40	50	60	70	80	90	100
Energy	50											Energy efficiency and CO ₂ saving measures
Water	25											Internal and external water saving measures
Materials	66											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	43											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	77											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	16											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability
Management	59											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	37											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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THE CODE FOR SUSTAINABLE HOMES



This Home

Address
Address

This home is designed to meet the requirements of current building regulations.

It is not assessed against the Code for Sustainable Homes. The Code sets higher standards for a range of environmental sustainability features than current Building Regulations. It covers issues such as energy/carbon dioxide emissions, water efficiency and the use of materials.

As this home is not assessed against the Code for Sustainable Homes it can not be certified to meet the enhanced environmental performance standards set out in the Code.

The energy performance of this home will be shown on the Energy Performance Certificate.

NIL RATED

Developer

Date

Rating system:

Nil rating: A home that has not been designed and built to meet the standards set out in the Code for Sustainable Homes. It has therefore not been formally assessed against the Code and has a 'Nil rating'

1-6 star rating: A home that has been designed and built to the sustainability standards set out in the Code for Sustainable Homes. A 1 star home is entry level and a 6 star home being a highly sustainable, zero carbon home.

More information can be found at www.communities.gov.uk/thecode