

Delivering Sustainable Housing Private Sector House Builders' Perspective

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Presentation Outline

- Home Builders Federation Commitment
- Code for Sustainable Homes
- Planning System & PPS1 Supplement
- Renewable Energy
- Refurbishment
- Commerciality



CO₂ Emissions

Housing is responsible for 27% of England's carbon emissions



HBF COMMITMENT



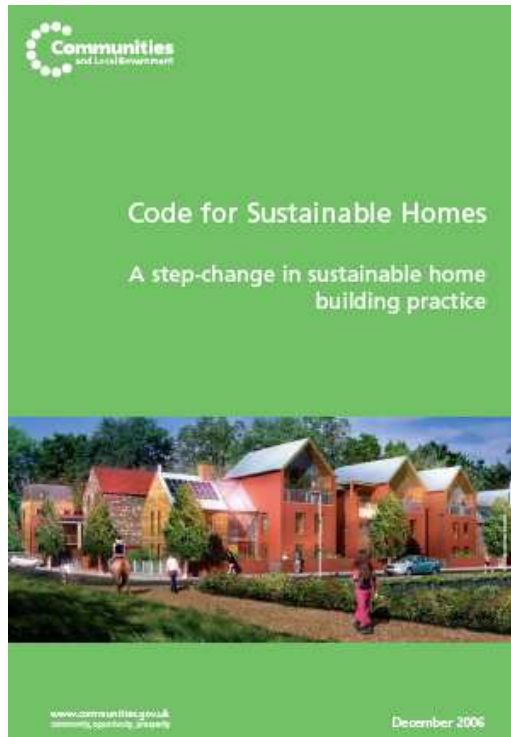
HBF Commitment

HBF is fully committed to Government's aim of achieving the zero carbon homes 2016 target. The timetable is ambitious and challenging to build 240k homes p.a. which will not add to the carbon emissions associated with housing

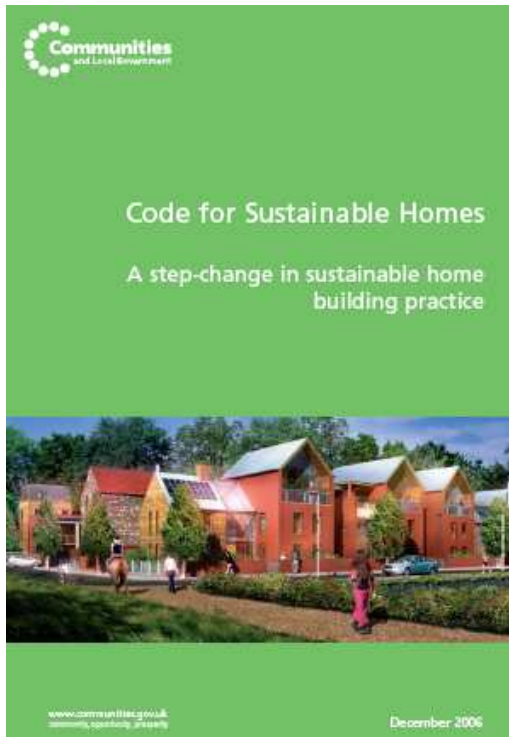


CODE FOR SUSTAINABLE HOMES





- **A single national standard to cover aspects of sustainable design and construction of new homes in England**
- **EcoHomes 2006 remains in Scotland, Wales, N Ireland**
- **Driving continuous improvement and greater innovation in sustainable home building**
- **A mark of quality enabling developers to demonstrate the sustainability of their homes and differentiate themselves from their competitors**
- **Voluntary in short term – may become mandatory in future**



- **‘It is intended that the Code will signal the future direction of Building Regulations in relation to CO₂ emissions from, and energy use in homes’**
- **HBF view on simplification of the Regulations**
- **Stepping stones mentioned in ‘Building a Greener Future’**

Key features of the Code

- Based on EcoHomes 2006
- Applied on a whole house approach
- 9 categories of environmental sustainability
- Mandatory standards to ensure environmental robustness
- 6 levels ★ rating system

Sigma Home

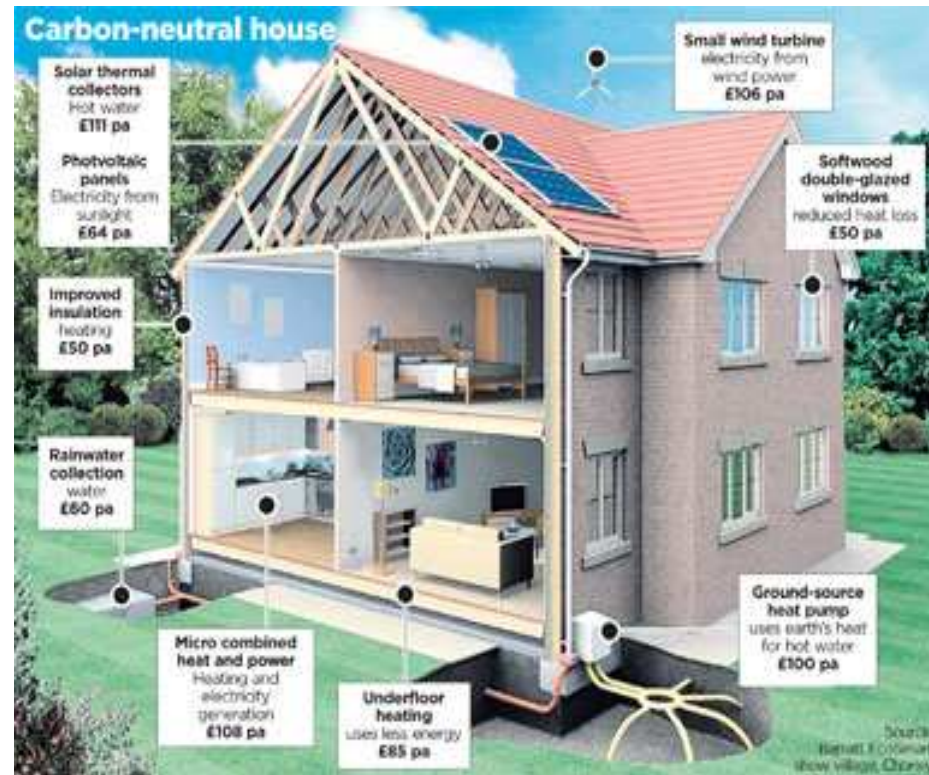
Stewart Milne Group

- Near zero carbon in terms of heating, hot water, lighting & construction



CSH

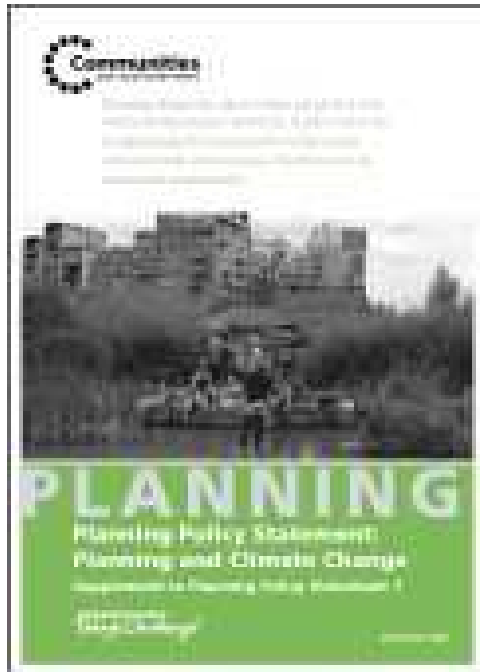
- More traditional design carbon neutral house



PLANNING SYSTEM & PPS1 SUPPLEMENT

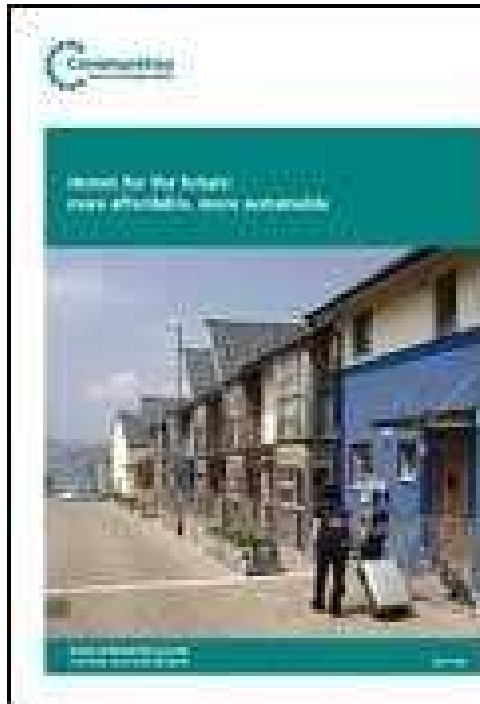


Planning System - PPS1



- Para 33 – Energy & sustainability policies should be set out in DPD not SPD to ensure examination by Inspector

Housing Green Paper



- Homes for the future: more affordable, more sustainable
-

Planning System

- Regional Spatial Strategy
- Local Development Frameworks
- DPDs
- SPDs

Planning System

- Land availability and viability issues
- Remediation
- Quality Design – CABE
- Planning Charge/Tariff
- Affordable Housing

RENEWABLE ENERGY



Renewable Energy

- The Merton Rule – cut carbon emissions by at least 10% using on-site renewable energy equipment
- Subsequently LPAs N Devon – 15%, Kirklees – 30%
- Projects reaching this not known

Renewable Energy

- Micro- renewables little help
- Energy consumed inside the home
- Macro scale – cleaner power generation by Central Govt

REFURBISHMENT



Refurbishment



- Homes built now will still be in use and make up 1/3rd of stock by 2050
- Need to address existing housing stock now

Refurbishment

- Existing stock – the retro-fit challenge
- Technologies mostly in new buildings
- Not initially cost effective – long term?

COMMERCIALITY

Customer Awareness

- Does the public
 - Know
 - Understand
 - Care
 - Want it
 - Like the look of it?

Costs

- Claims of cost ranging from an additional £10-30,000 per unit
- Can consumers afford this?
- Economies of scale
- In long term costs of new technology may decrease

Commerciality

Choices?



Education

Developers need to drive change

Designers, contractors, suppliers (improve supply chain), planners, Councillors and consumers

Increasing nos. of prototype homes being unveiled – features will help occupants

save money in the long term – test is to build in volume

And Finally.....

- If we want to be building 240,000 sustainable homes per year, that people want to live in and that they can afford we need to industrialise sustainability, we need to perfect the technology – it is not a cottage industry anymore, we have got to do it big and get it right.

Carbon Copies

- Zero carbon homes have to be able to be produced time and time again otherwise we won't be able to revolutionise housing in this country.

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