

CABINET – 18TH MARCH 2010

Report of the Chief Executive

ITEM 12 NEW BUILD COUNCIL HOUSING: FUNDING AND PROCUREMENT

Purpose of Report

To approve the funding and procurement arrangements for the Council's New Build Council House Programme.

Recommendations

1. That the offer of funding from the Homes and Communities Agency be accepted and a scheme to the value of one million, three hundred thousand pounds be added to the Capital Programme in respect of the Local Authority New Build Housing scheme
2. That the Director of Governance and Procurement be given delegated authority to let a contract under the East Midlands Property Alliance Intermediate Framework in respect of the Local Authority New Build Housing scheme
3. That the Director of Governance and Procurement be given delegated authority to deal with any covenants, easements, licences or any land related issue relating to the development of the Local; Authority New Build Sites

Reasons

1. To put the funding package for this scheme in place
2. To comply with standing orders on the letting of Capital contracts and achieve value for money in the procurement of this scheme
3. To deal with land issues in a timely manner and allow the delivery of the scheme within the prescribed timescales

Policy Context

The Corporate Plan sets a target of delivering 250 new affordable dwellings by 2012. This scheme will enable the Council to contribute directly towards achieving this figure and provide a means of regenerating Council owned land.

Background

At the Cabinet meeting of 1st October 2010 members approved the Council's participation in the Homes and Communities Agency bidding process for Local Authority Newbuild funding. It was agreed that a scheme be developed using the East Midlands Property Alliance Framework Agreement. The Council submitted a bid for 10 dwellings.

Acting on delegated authority the Director of Housing and Health (in consultation with the Lead Member for Housing) has developed the scheme, secured funding from the Homes and Communities Agency and determined the apportionment (based on prudential borrowing and use of Enabling Grant and Commuted Sums) for the Council's contribution towards the scheme costs.

The purpose of this report is to seek approval for the funding and procurement of the scheme to enable commencement of the site based works. These need to be complete within the timescales prescribed by the Homes and Community Agency

Report

Appendix I lists the successful bidders for funding in the Local Authority New Build Programme, Round 2. Our allocation was 9 dwellings.

The Schemes approved for Charnwood Borough Council are:

1. Three Houses at St Winefride Road, Shepshed (Appendix 2)
2. One bungalow at Glenfield, Shepshed (Appendix 3)
3. One bungalow at Newton Close, Barrow (Appendix 4)
4. Two Houses at Redhill Lane Thurmaston (Appendix 5)
- 5 Two bungalows at Charnwood Avenue Thurmaston (Appendix 6)

(ALL APPENDICES TO FOLLOW)

In common with other successful East Midlands Councils it is proposed that the construction phase of this scheme be procured using the East Midlands Property Alliance Framework Contract arrangements. The use of these framework contracts for the Council's capital procurement was approved on 13th March 2008 (Minute 182).

SCAPE System Build (the Framework Manager) has selected Morgan Ashurst of Leicester as the main contractor for this development. The Council's professional team has developed a project in partnership with Morgan Ashurst that can deliver the scheme approved by the Home and Communities Agency. This work has been directed by a Project Board and the scheme is being delivered using Prince 2 project management techniques. The work to date has focused on developing the scheme design and building up the cost of the selected specification.

Some enhancements of the scheme have been possible, most notably the delivery of Code 4 performance on sustainable homes for all the dwellings with the potential for Code 5 on the Glenfields site. The Code uses a 1 to 6 rating system to communicate

the overall sustainability performance of a new home. A home assessed as Code 6 will have achieved the highest sustainability rating. All new houses are required to achieve the Code 3 standard. The uplift to Code 4 represents a 19% improvement in energy efficiency.

The cost of the scheme is expressed in terms of a target cost figure provided by the scheme contractor. Available funds total £1,300,000 and the breakdown of this figure is outlined in the financial implications section of this report.

This scheme has to be delivered within the timescales of the Home and Communities Agency. The planned commencement date is June 2010 with a completion of work at the end of January 2011.

Financial Implications

The projected Target Cost for this scheme is shown in Table 1

Construction Costs	£1,205,000
Contingency	£70,000
Design Fees & Charges	£25,000
TOTAL TARGET COST	£1,300,000

This will be financed within the Council's Capital programme as shown in Table 2

Homes and Community Agency Funding	
Charnwood Avenue, Thurmaston	98,320
Glenfields, Shepshed	47,932
Newton Close, Barrow upon Soar	46,479
Redhill Lane, Thurmaston	85,675
Saint Winefride Road, Shepshed, Leicestershire, LE 12 9JA	127,370
Charnwood Borough Council Funding	
Prudential Borrowing	405,800
Commutated Sums	217,400
Capital Receipts	203,524
Climate Change - Area Based Grant	67,500
	£1,300,000

Risk Management

The risks associated with the decision Cabinet is asked to make and proposed actions to mitigate those risks are set out in the table below.

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
Cost and time over run	Medium	High	Scheme managed using Prince 2 management techniques with

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
			control and change mechanisms, risk and issue logs plus regular review by Project Board
Insecure rights to develop land	Low	High	Early action to seal and secure sites and serve all necessary notices
Failure to obtain statutory approvals	Low	High	Early consultation with Development and Building Control Teams

Key Decision:

No

Background Papers:

Offer letter from Homes and Communities Agency

Officers to Contact:

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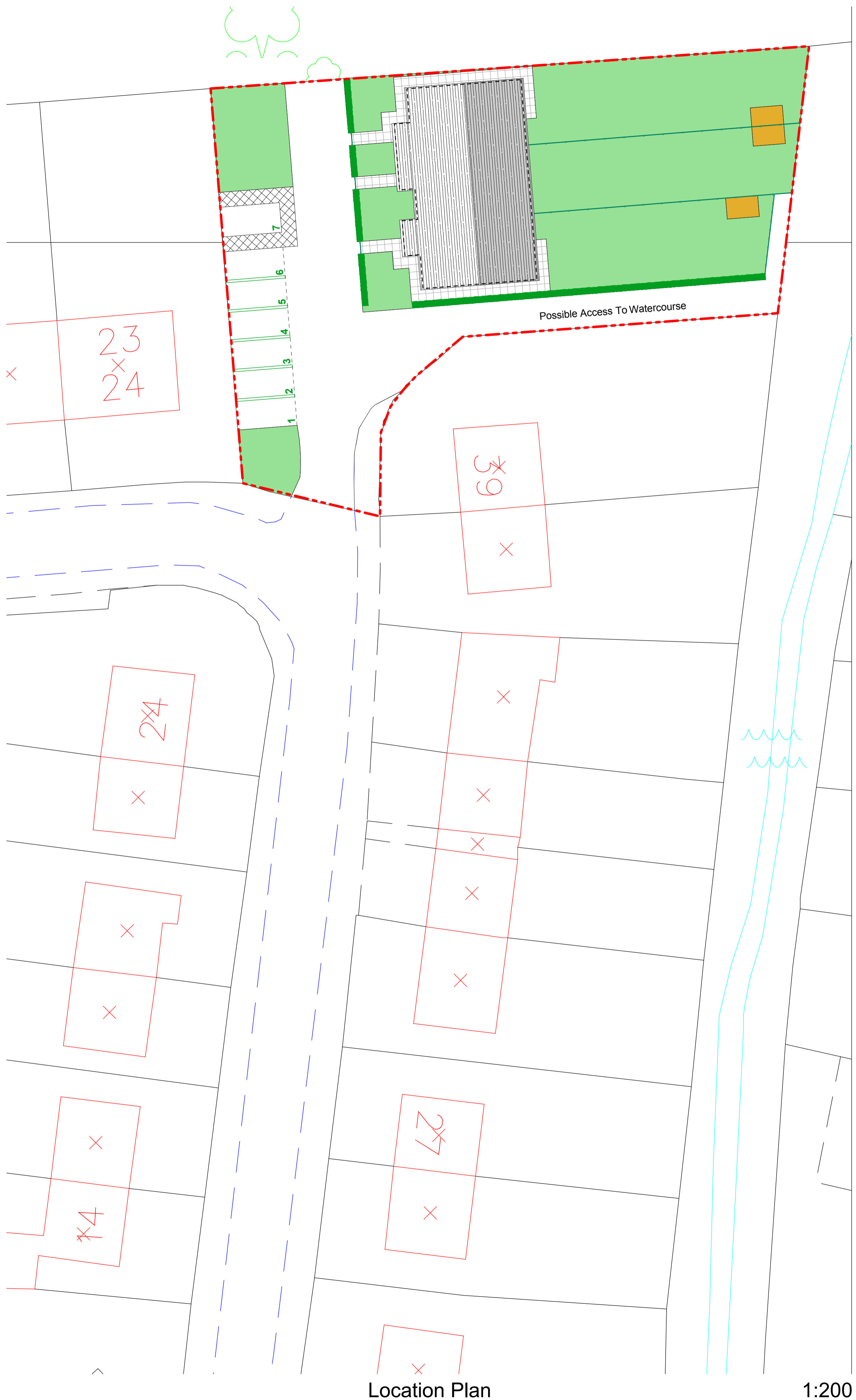
Local authority new build Round 2 approved schemes

Local authority	Scheme name/location	HCA Region	No of homes	HCA Grant requested
Basildon Council	27 Basildon Drive, Basildon, SS15 5RN	Eastern	1	£ 56,850
Norwich CC	Bowers Avenue, Norwich	Eastern	10	£ 569,344
Norwich CC	Stafford Street, Norwich	Eastern	1	£ 65,000
Thurrock Borough Council	Oxwich Close, Corringham Affordable Rent	Eastern	15	£ 1,042,500
Uttlesford District Council	Holloway Crescent, Uttlesford Rent	Eastern	5	£ 225,000
Eastern Total			32	£ 1,958,694
Bassetlaw District Council	Exchange St	East Midlands	9	£ 458,573
Bolsover District Council	General needs elderley bungalow	East Midlands	16	£ 898,440
Bolsover District Council	Wheelchair accessible bungalows	East Midlands	2	£ 101,599
Broxtowe Borough Council	Nottingham Rd, Stapleford	East Midlands	10	£ 408,905
Broxtowe Borough Council	Welch av, Stapleford	East Midlands	6	£ 334,206
Charnwood Borough Council	Charnwood Avenue, Thurmaston	East Midlands	2	£ 98,320
Corby Borough Council	More in Corby - Corby Futures - Leighton Road	East Midlands	8	£ 331,500
Charnwood Borough Council	Glenfields, Shepshed	East Midlands	1	£ 47,932
Charnwood Borough Council	Newton Close, Barrow upon Soar	East Midlands	1	£ 46,479
Charnwood Borough Council	Redhill Lane, Thurmaston	East Midlands	2	£ 85,675
Charnwood Borough Council	Saint Winefride Road, Shepshed, Leicestershire, LE 12 9JA	East Midlands	3	£ 127,370
High Peak Borough Council	West Drive, Tintwistle	East Midlands	5	£ 310,000
Hinckley & Bosworth Borough Council	Alexander Gardens, Hinckley, LE10 0ER	East Midlands	2	£ 113,985
Leicester City Council	Bonney Road/Birkenshaw Road	East Midlands	23	£ 1,090,249
Leicester City Council	Laburnum Road	East Midlands	30	£ 1,433,873
Mansfield DC	Laurel Avenue	East Midlands	1	£ 57,431
Newark & Sherwood DC	4 apts and 3 houses at Norwood Gdns Southwell garage site	East Midlands	7	£ 322,279
Newark & Sherwood DC	5 Newbuild dwellings Sycamore CI Newark Garage site	East Midlands	5	£ 161,908
Newark & Sherwood DC	2 bungalows and 3 houses at Grange Rd Newark garage site	East Midlands	5	£ 226,285
Newark & Sherwood DC	6 apartments and 3 houses at Stafford Ave garage site	East Midlands	9	£ 315,367
North Kesteven DC	Archer Road	East Midlands	4	£ 197,982
North Kesteven DC	Eslaford, St Giles Ave	East Midlands	7	£ 305,000
North Kesteven DC	Pinfold Lane	East Midlands	5	£ 249,948
Nottingham City Council	Camrose Close	East Midlands	15	£ 741,000
Nottingham City Council	Lillington Road	East Midlands	8	£ 419,000
East Midlands Total			186	£ 8,883,306
Croydon Council	Rear 2 Frimley Crescent	London	3	£ 330,000
Croydon Council	rear of 54 Wontford Road - new build	London	3	£ 330,000
Greenwich Council	Commonwealth Way	London	7	£ 809,348
Greenwich Council	Rear of 136 Shooters Hill Road	London	3	£ 291,851
Greenwich Council	Revell Rise	London	3	£ 298,175
Greenwich Council	Sunbury Street	London	3	£ 371,663
Hillingdon LB	Ascott Court	London	3	£ 175,500
Islington Council	Bennett Court Site 11	London	4	£ 364,496
L B Ealing	Dabbs Hill Lane	London	8	£ 716,304
LB Hackney	Alexandra National House, Seven Sister Road	London	67	£ 4,961,580
LB Hackney	Bridge House Garages, Ponsford Street	London	20	£ 1,299,307
LB Hounslow	Elmwood Avenue	London	20	£ 1,500,000
LB Tower Hamlets	St Stephens B, Shetland Rd	London	9	£ 835,663
LB Waltham Forest	12 Flats for Social rent	London	12	£ 866,888
LB Waltham Forest	12 Units for Social Rent	London	10	£ 864,447
LB Wandsworth	Rollo, Alfreda, Ravenet and Newtown Court	London	38	£ 3,629,000
London Borough of Barking and Dagenham	Beamway Site	London	5	£ 466,521
London Borough of Barking and Dagenham	Charlton Crescent site 1	London	4	£ 419,794
London Borough of Barking and Dagenham	Charlton Crescent site 2	London	6	£ 488,753
London Borough of Barking and Dagenham	Council House phase 1	London	19	£ 1,842,555
London Borough of Brent	St. Raphael's Estate Infills	London	21	£ 2,047,326
London Borough of Camden	235-269 Makepeace Mansions	London	15	£ 1,200,000
London Borough of Camden	25-56 and 165-199 Makepeace Mansions	London	20	£ 1,200,000
London Borough of Camden	Chester Balmore N19 5DA	London	28	£ 1,200,000
London Borough of Newham	100 sheldrake close	London	8	£ 791,429
London Borough of Newham	Silverland Road	London	6	£ 593,571
Royal Borough of Kingston Upon Thames Council	Family Housing	London	8	£ 800,000
London Total			353	£ 28,694,171
Durham County Council	Greenside Place, Crook- Family houses	North East	17	£ 850,000
Durham County Council	Park Ave Close, Crook	North East	50	£ 2,600,000
Gateshead Council	Former Cranesville Site, Gateshead	North East	5	£ 325,000
Gateshead Council	Harlow Green (2), Gateshead	North East	1	£ 60,000
Gateshead Council	Millbrook, Gateshead	North East	9	£ 495,000
Gateshead Council	Norfolk Avenue (2), Gateshead	North East	1	£ 65,000
Gateshead Council	Portobello Way, Birtley, Gateshead	North East	3	£ 180,000
Hartlepool BC	Charles Street/Surtees Street Phase 2, Hartlepool	North East	17	£ 884,000
Hartlepool BC	Kipling Road, Hartlepool	North East	20	£ 920,000
Middlesbrough Council	Levick House	North East	20	£ 1,140,000
Newcastle County Council	Bungalows Drysdale NE13 7DW	North East	11	£ 567,500
Northumberland County Council	Newsham First School Site	North East	14	£ 924,000
Northumberland County Council	Nordale Way Blyth	North East	6	£ 378,000
South Tyneside MBC	Belsfield Gardens, South Tyneside	North East	5	£ 332,640
South Tyneside MBC	Druridge Crescent, Horsley Hill	North East	20	£ 802,784
North East Total			199	£ 10,523,924

Local authority	Scheme name/location	HCA Region	No of homes	HCA Grant requested
Bolton Council	Design Street	North West	8	£ 647,163
Manchester City Council	Plot 15, 16 & 17 - West Gorton	North West	57	£ 3,715,449
Manchester City Council	Plot 25 - 2 Bed Apartments	North West	24	£ 1,658,876
Manchester City Council	Plot 31 - West Gorton	North West	71	£ 4,711,637
Manchester City Council	Plot 8B & 32B - West Gorton	North West	19	£ 1,383,076
Oldham MBC	Clyde Street	North West	4	£ 265,000
Oldham MBC	Hawthorn Road	North West	5	£ 322,500
Oldham MBC	Rufford Close	North West	3	£ 210,000
Wigan Council	The Orchards New build for rent	North West	35	£ 2,275,000
Wirral	Cherrybank Close	North West	4	£ 262,750
Wirral	Kennet Close	North West	5	£ 319,950
Wirral	Woodchurch Lane	North West	14	£ 856,050
North West Total			249	£ 16,627,451
Ashford Borough Council	Arlington, Ashford	South East	4	£ 320,000
Ashford Borough Council	Beaver Lane, South Ashford	South East	2	£ 90,000
Ashford Borough Council	Bybrook Road, Ashford	South East	5	£ 350,000
Ashford Borough Council	Cheeselands	South East	8	£ 460,000
Ashford Borough Council	Hurst Road 1, Kennington	South East	3	£ 195,000
Ashford Borough Council	Luckley House	South East	10	£ 500,000
Ashford Borough Council	Mardol Road, Kennington	South East	4	£ 280,000
Ashford Borough Council	Nine Acres, Kennington	South East	2	£ 140,000
Ashford Borough Council	Orchard View, Bethersden	South East	4	£ 240,000
Ashford Borough Council	Singleton Road, Great Chart	South East	4	£ 310,000
Ashford Borough Council	Sotherton, Willeborough	South East	7	£ 595,000
Canterbury City Council	St Andrews Close, Whitstable	South East	5	£ 315,000
Canterbury City Council	Warwick Road Canterbury	South East	8	£ 464,000
Eastbourne BC	38 Upper Ave	South East	12	£ 708,000
Eastbourne BC	Langney Villas	South East	4	£ 240,000
Fareham Borough Council	Birchen Close Park Gate	South East	1	£ 65,000
Fareham Borough Council	Kenwood Road Portchester	South East	1	£ 65,000
Fareham Borough Council	Rear of Minden House	South East	1	£ 65,000
Fareham Borough Council	Robinson Court Portchester	South East	2	£ 130,000
Graveham Borough Council	Harden Road	South East	5	£ 345,000
New Forest District Council	Garage site B at Howards Mead in Pennington	South East	4	£ 308,557
New Forest District Council	Howards Mead Pennington garage site New Forest Site A	South East	6	£ 341,443
Portsmouth City Council	Tipton House site	South East	7	£ 440,000
Portsmouth City Council	Watts Road Car Park	South East	12	£ 840,000
Portsmouth City Council	Wellington Street car park	South East	22	£ 1,200,000
Reading Borough Council	Extracare Housing at former Avenue School site	South East	40	£ 3,120,000
Southampton City Council	Cumbrian Way	South East	13	£ 719,332
Southampton City Council	Leaside Way	South East	4	£ 251,472
Thanet DC	Hugin Avenue	South East	2	£ 148,560
Thanet DC	St Christopher's Close	South East	3	£ 225,864
South East Total			205	£ 13,472,228
Bournemouth BC	Purdy House, Draper Rd, Bournemouth	South West	20	£ 1,400,000
Bristol City Council	Bonnington Walk Site, New Build	South West	30	£ 2,288,372
Cornwall Council	Higher Polsue Way, Tresillian, Truro	South West	16	£ 1,040,000
Cornwall Council	North Close, Kirkhampton	South West	4	£ 288,000
Swindon BC	Beech Avenue	South West	2	£ 150,340
Swindon BC	Marlowe Avenue	South West	25	£ 1,610,119
Wiltshire Council	Southview Area 5	South West	17	£ 1,109,805
South West Total			114	£ 7,886,636
Birmingham CC	Egg Hill, Northfield - Site 3 - off Tessall Lane	West Midlands	20	£ 1,040,000
Birmingham CC	Erection of 6 new dwellings with associated amenity space,	West Midlands	6	£ 330,000
Birmingham CC	Erection of 8 new dwellings with associated amenity space	West Midlands	8	£ 440,000
Birmingham CC	Holliday Road, New Build, Rent	West Midlands	9	£ 468,000
Birmingham CC	Ley Hill Site B2 - off the Holloway	West Midlands	3	£ 156,000
Birmingham CC	Morville Street, New Build, Rent	West Midlands	28	£ 1,456,000
Birmingham CC	Saltley Site 5 Naseby Road	West Midlands	15	£ 825,000
Birmingham CC	Saltley Site 6 Farndon Road	West Midlands	12	£ 660,000
City of Stoke--on-Trent	Warren Road Chell	West Midlands	17	£ 884,913
Dudley Metropolitan Borough Council	Blackthorn Road Dudley	West Midlands	21	£ 1,088,686
Dudley Metropolitan Borough Council	Norwood Road Dudley	West Midlands	22	£ 1,216,800
Dudley Metropolitan Borough Council	Tenacre Lane Dudley	West Midlands	6	£ 278,486
Dudley Metropolitan Borough Council	Woodland Avenue (Birch Coppice) Dudley	West Midlands	13	£ 706,960
Dudley Metropolitan Borough Council	Wood Road Dudley	West Midlands	19	£ 1,051,274
North Warwickshire Borough Council	Bromage Avenue, Kingsbury	West Midlands	6	£ 347,100
North Warwickshire Borough Council	Eastlang Road, Fillongley	West Midlands	4	£ 235,000
North Warwickshire Borough Council	George Road, Water Orton	West Midlands	9	£ 411,750
North Warwickshire Borough Council	Sycamore Crescent, New Arley	West Midlands	6	£ 359,400
Rugby Borough Council	R/O Manor Estate Wolston	West Midlands	8	£ 492,761
Sandwell MBC	Raglan Road, Windmill Eye, Smethwick, Sandwell, B66 3NR	West Midlands	15	£ 780,000
West Midlands Total			247	£ 13,228,130

Appendix 1

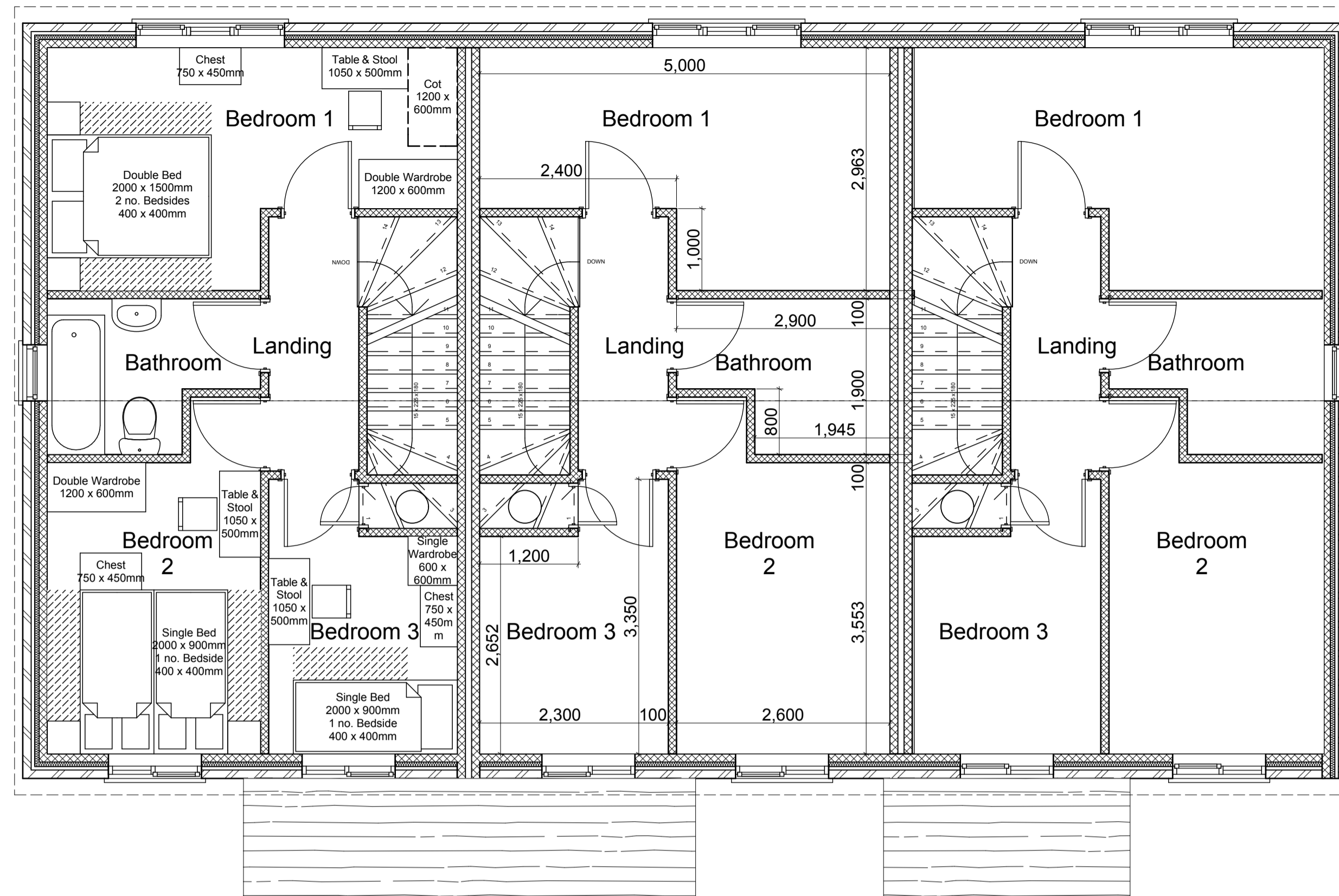
Local authority	Scheme name/location	HCA Region	No of homes	HCA Grant requested
Barnsley MBC	Bellbrooke Avenue Target Rent Oct 09	Yorkshire & the Humber	15	£ 1,116,392
Barnsley MBC	Grange Avenue New build Oct 09	Yorkshire & the Humber	12	£ 572,400
Barnsley MBC	Lacewood School Bolton on Dearne Oct 09	Yorkshire & the Humber	16	£ 1,017,600
Barnsley MBC	Lidget Lane Thurnscoe New Build	Yorkshire & the Humber	19	£ 1,182,346
City of Bradford Metropolitan District Council	Longfield Drive off Wakefield Road	Yorkshire & the Humber	17	£ 980,851
City of Bradford Metropolitan District Council	PH2 Longfields Drive, Bradford	Yorkshire & the Humber	28	£ 1,820,000
City of York Council	Land at Lilbourne Drive, Clifton YO30 6FZ	Yorkshire & the Humber	21	£ 1,249,810
Doncaster MBC	Hesley Court	Yorkshire & the Humber	24	£ 1,371,519
East Riding of Yorkshire	13.5 Market Weighton	Yorkshire & the Humber	10	£ 639,961
East Riding of Yorkshire	3.10 Bridlington	Yorkshire & the Humber	26	£ 1,663,897
East Riding of Yorkshire	3.9 Bridlington	Yorkshire & the Humber	6	£ 383,976
East Riding of Yorkshire	5.4 Driffield	Yorkshire & the Humber	10	£ 625,838
East Riding of Yorkshire	6.9 Goole	Yorkshire & the Humber	4	£ 255,984
Kingston upon Hull City Council	Junella Fields	Yorkshire & the Humber	38	£ 2,248,107
Kingston upon Hull City Council	Lingdale Road	Yorkshire & the Humber	12	£ 696,756
Kingston upon Hull City Council	Preston Road	Yorkshire & the Humber	7	£ 412,190
Kirklees Council	12 Units Sixth Avenue	Yorkshire & the Humber	12	£ 680,751
Rotherham MBC	Newlands Avenue, Maltby	Yorkshire & the Humber	8	£ 519,697
Rotherham MBC	Albert Street, West Melton	Yorkshire & the Humber	29	£ 1,566,000
Rotherham MBC	Stone Park Close, Maltby	Yorkshire & the Humber	4	£ 185,601
Sheffield City Council	Chaucer Site 57	Yorkshire & the Humber	6	£ 399,274
Sheffield City Council	Chaucer Site 59	Yorkshire & the Humber	2	£ 148,017
Sheffield City Council	Ellesmere CSH Level 5	Yorkshire & the Humber	19	£ 1,599,281
Yorkshire & Humber Total			345	£ 21,336,248
All regions total			1,930	£ 122,610,788



Location Plan

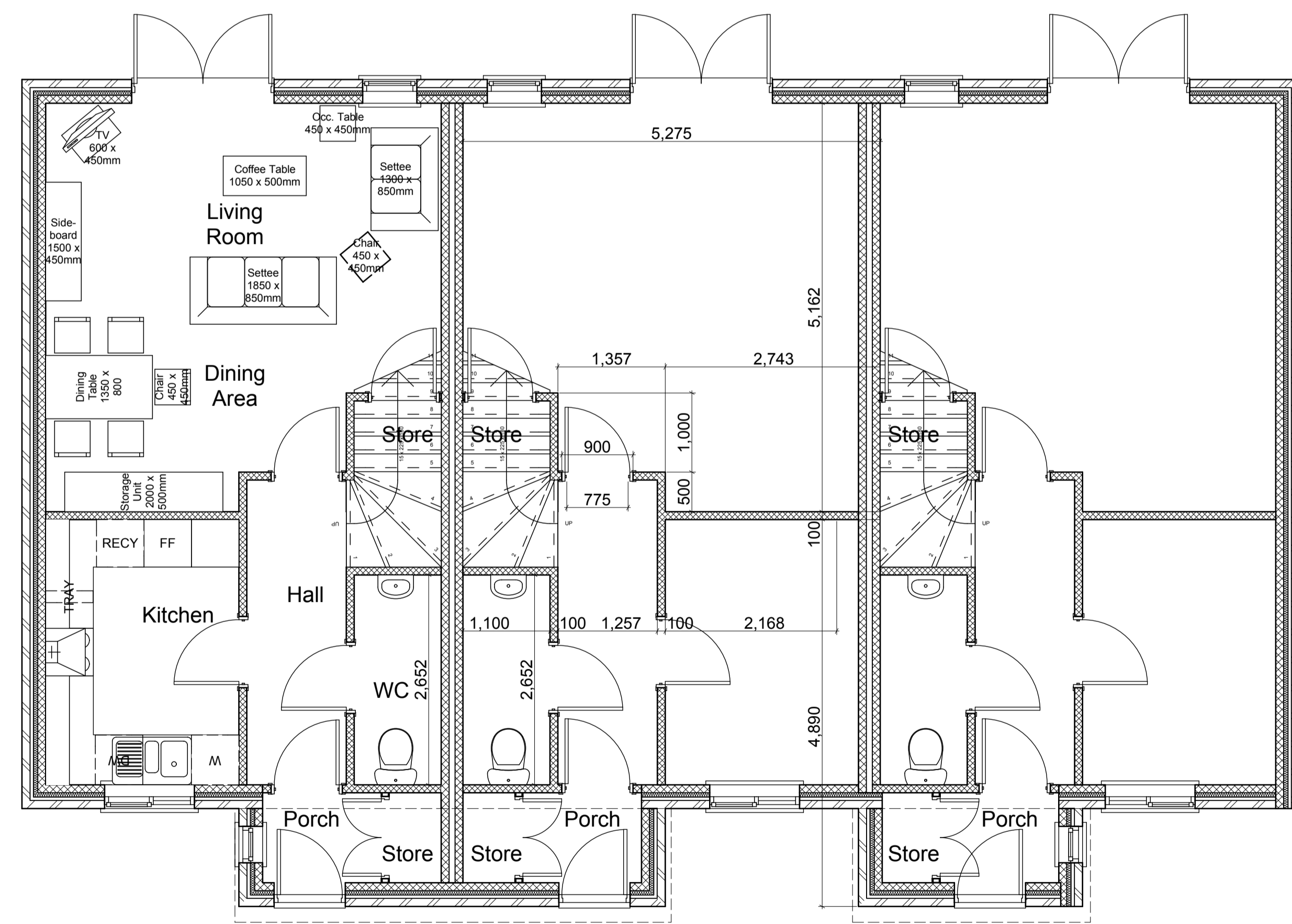
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APPENDIX 2



First Floor Plan (For Orientation See Loc. Plan)

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Ground Floor Plan (For Orientation See Loc. Plan)

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Social Housing

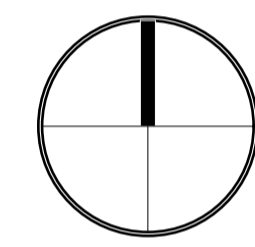
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Drawing Status Client

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Project

Social Housing

Drawing Title

Site Plan - Saint Winefride Road

Date

By RW

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Drawing Number

T3309 - 200

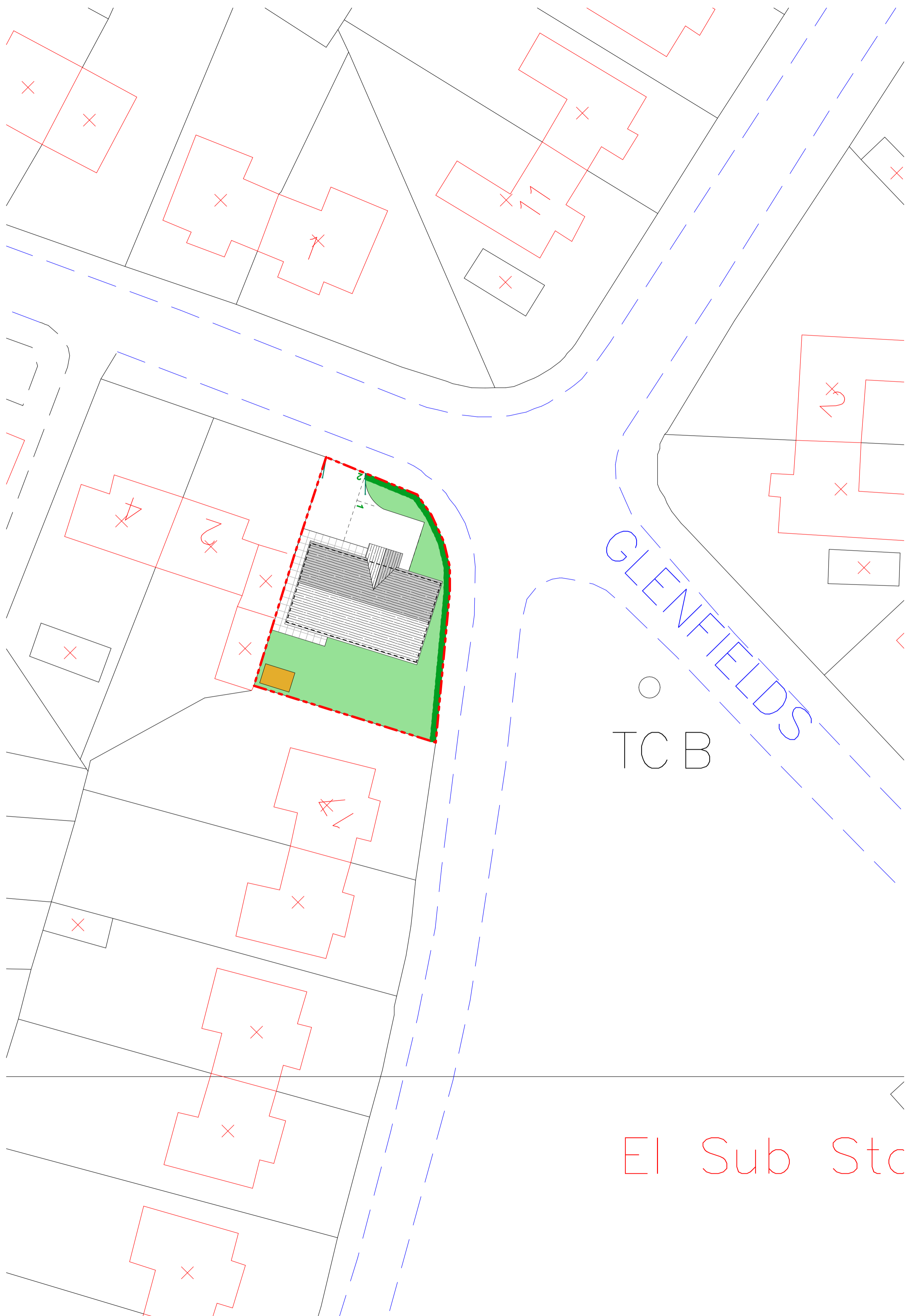
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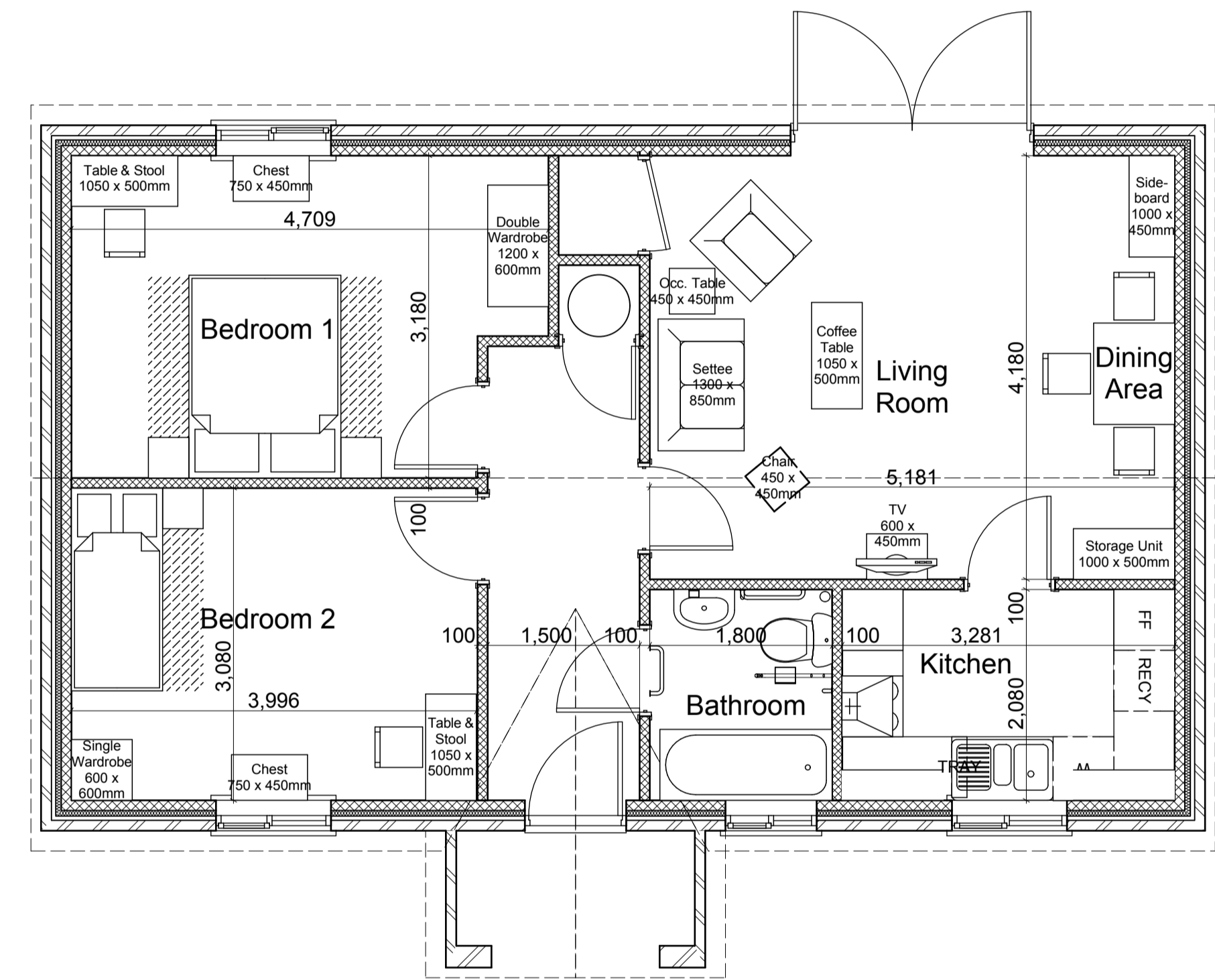
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Location Plan

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Ground Floor Plan (For Orientation See Loc. Plan) 1:50

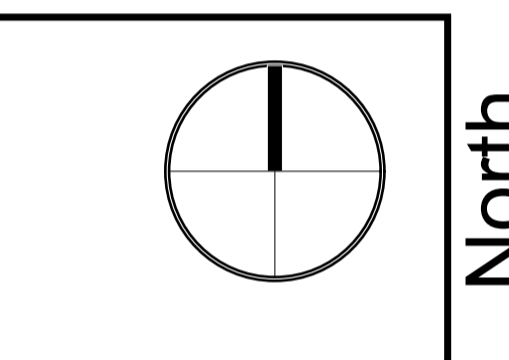
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Project Social Housing

Drawing Title Site Plan - Glensfields

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By RW
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Drawing Number A1 Revision

T3309 - 201

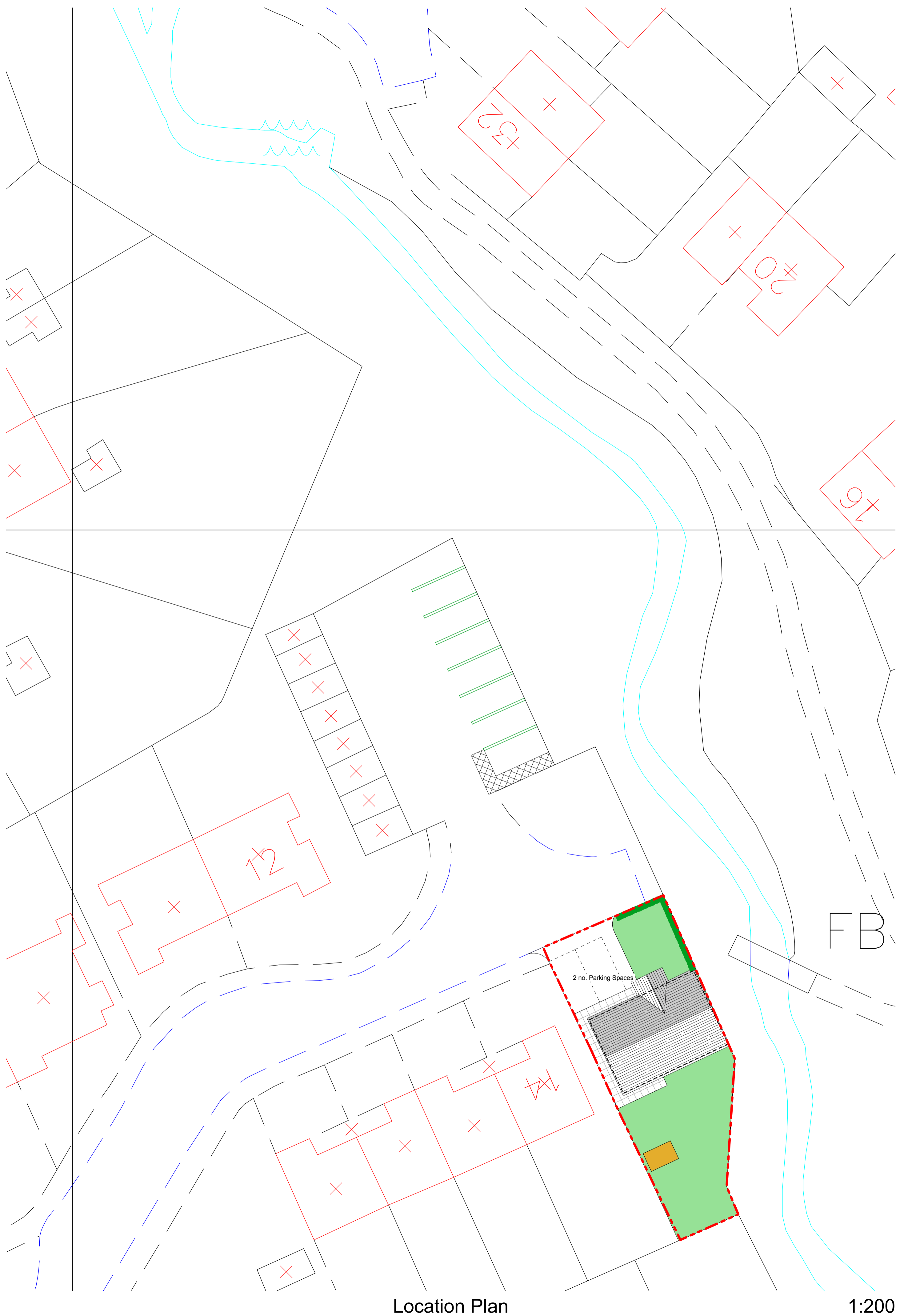
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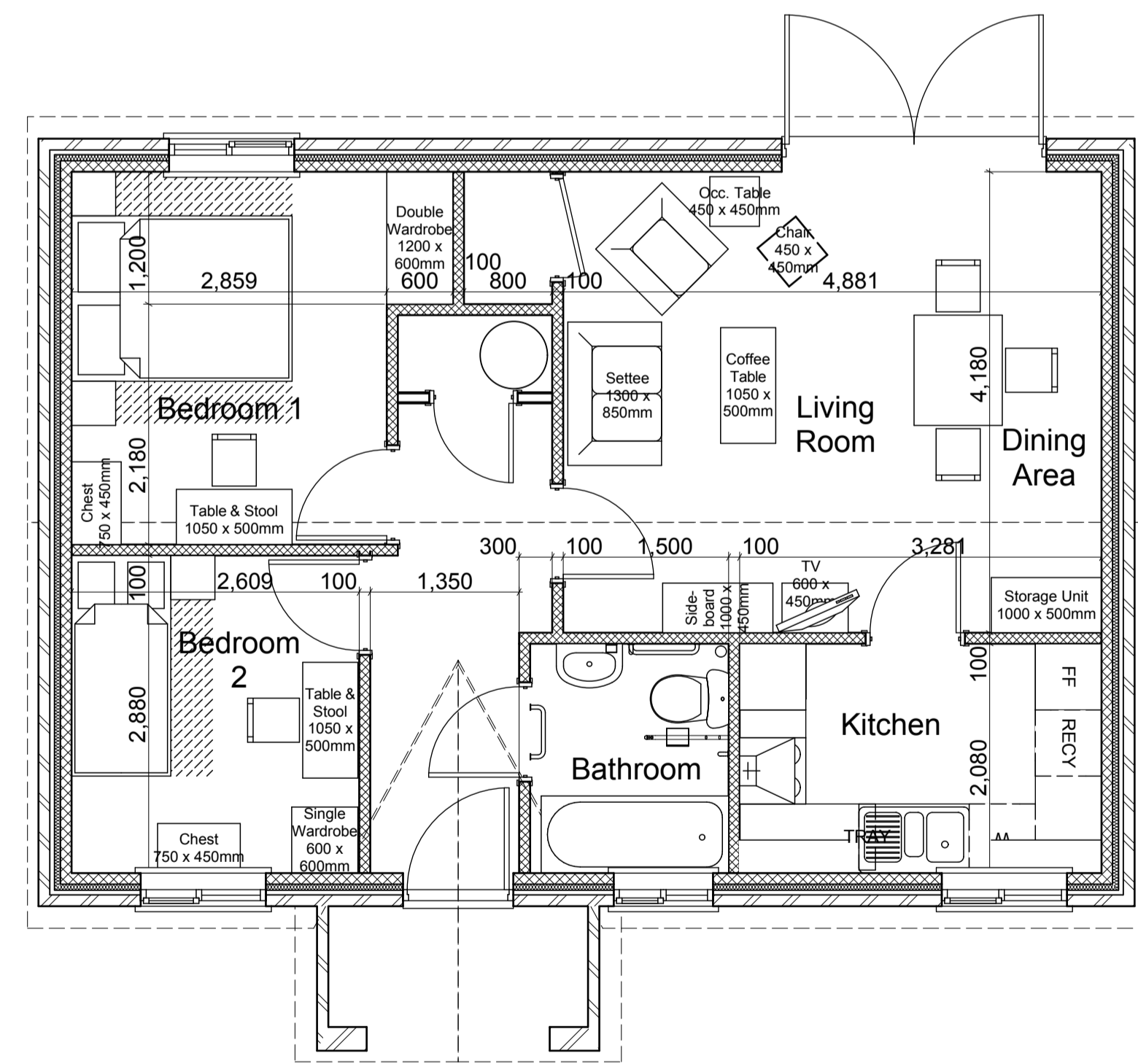
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Location Plan

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Ground Floor Plan (For Orientation See Loc. Plan) 1:50

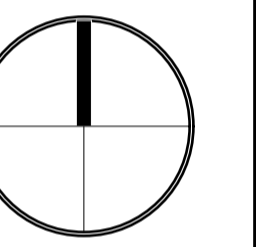
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Revisions

No.	Date	Description	By
A	21.10.09	Amended As Per Meeting	RW
B	29.10.09	General Car Park Boundary & No. Removed	RW



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Client

Project Social Housing

Project

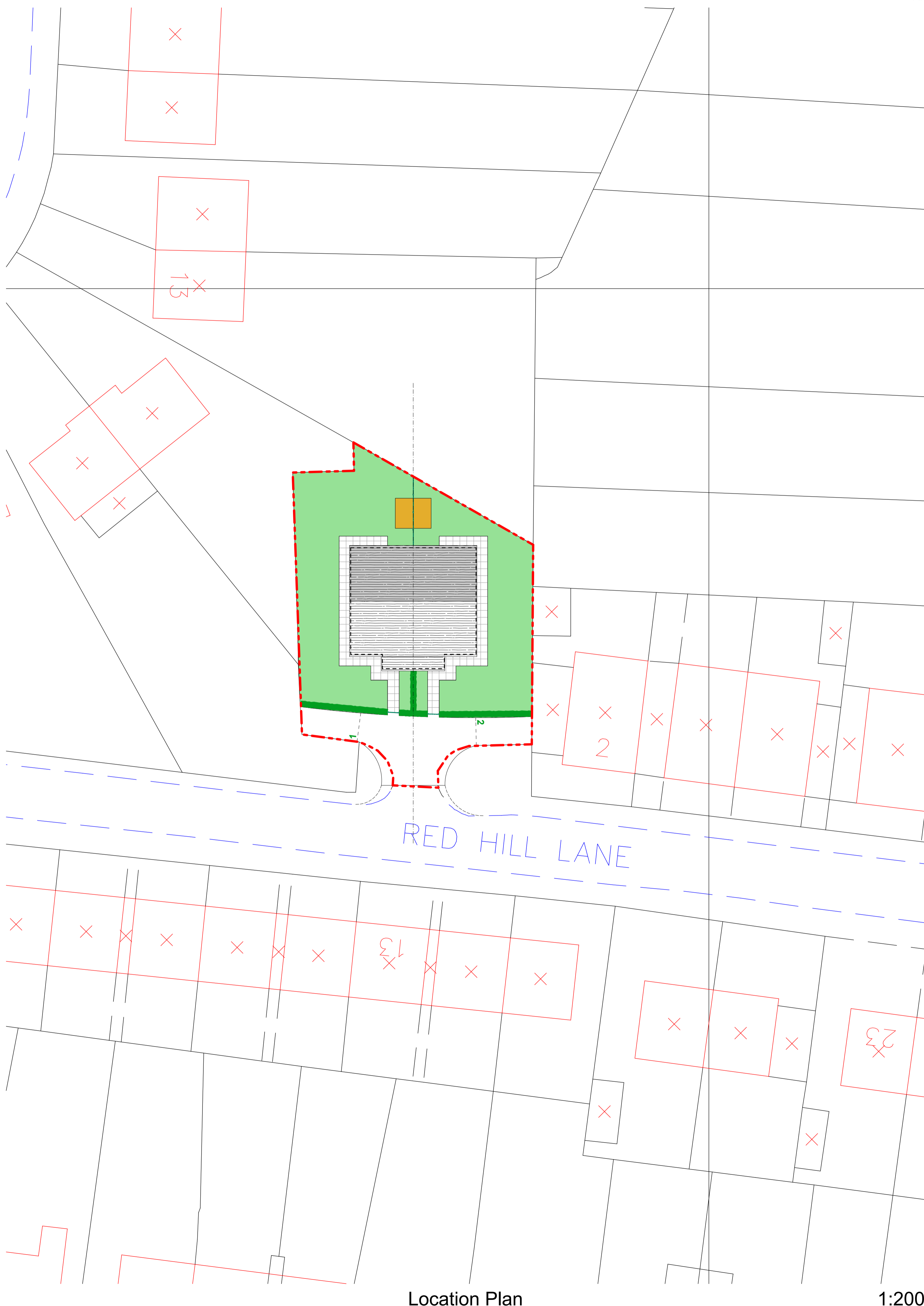
Drawing Title Site Plan - Newton Close

Title

Date
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 Drawing Number A1 Revision

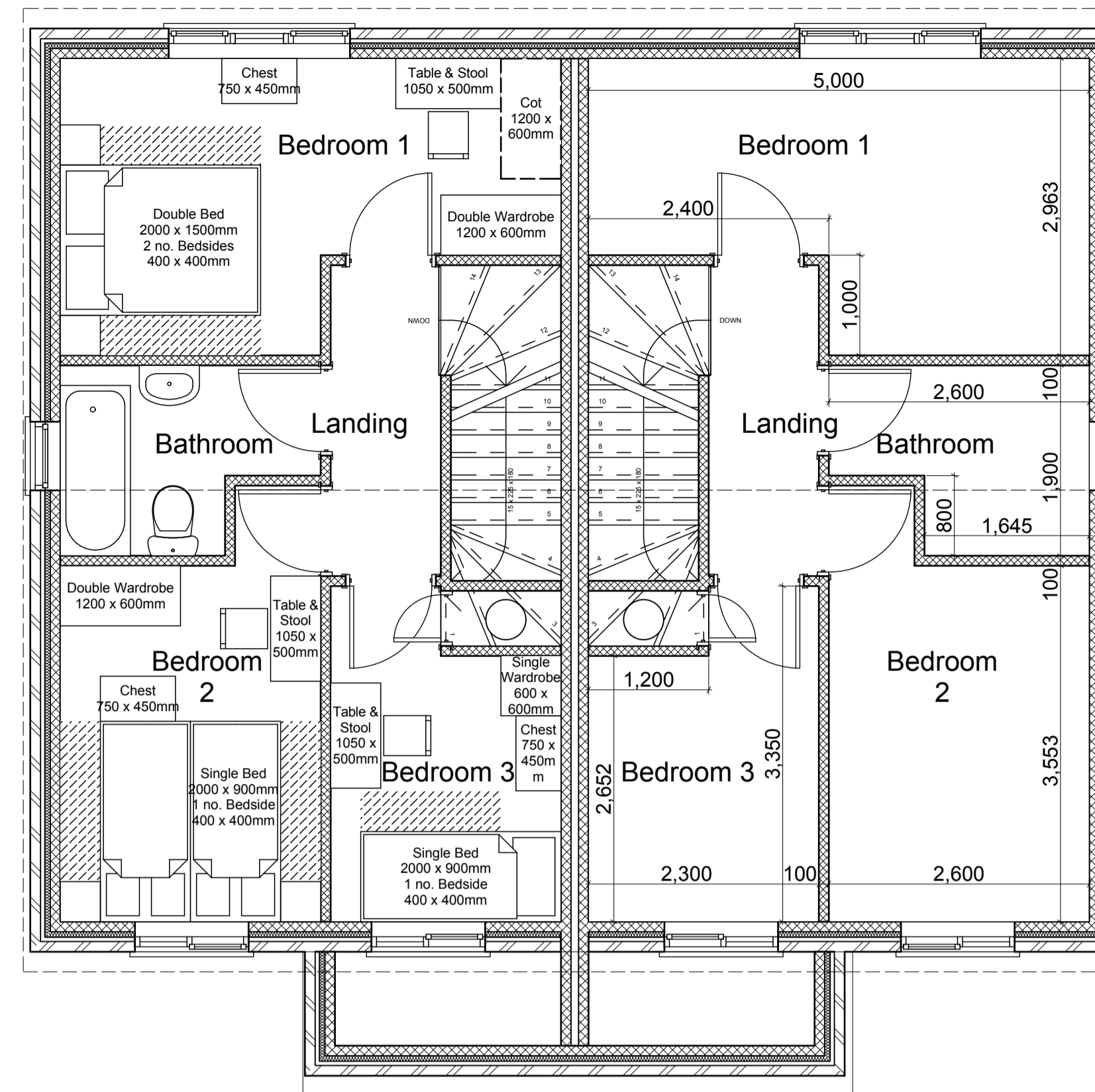
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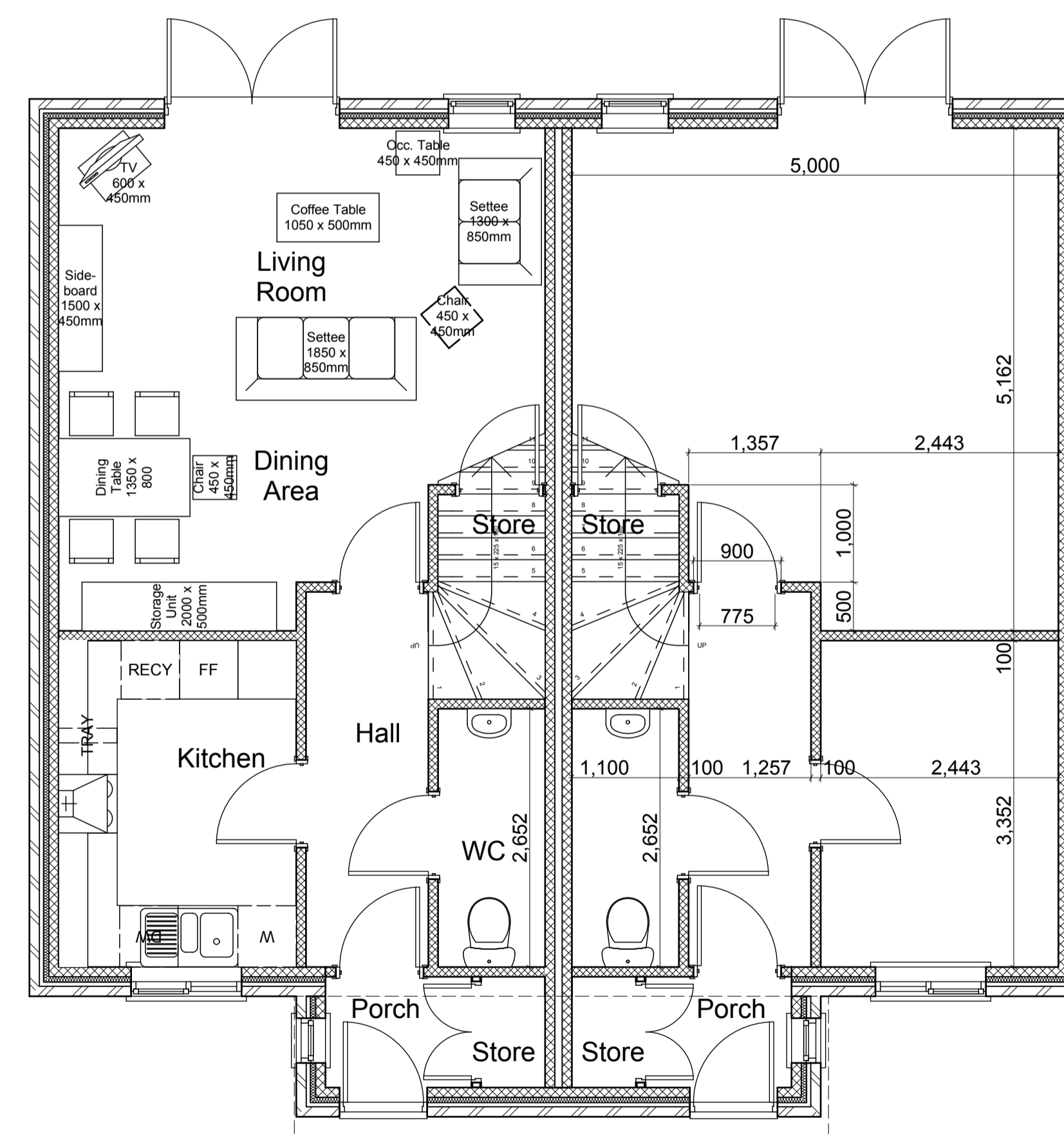


Location Plan

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Ground Floor Plan (For Orientation See Loc. Plan) 1:50

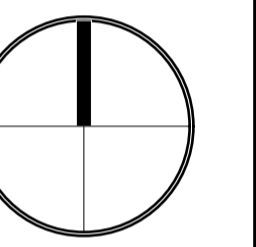
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Drawing Title Site Plan - Red Hill Lane

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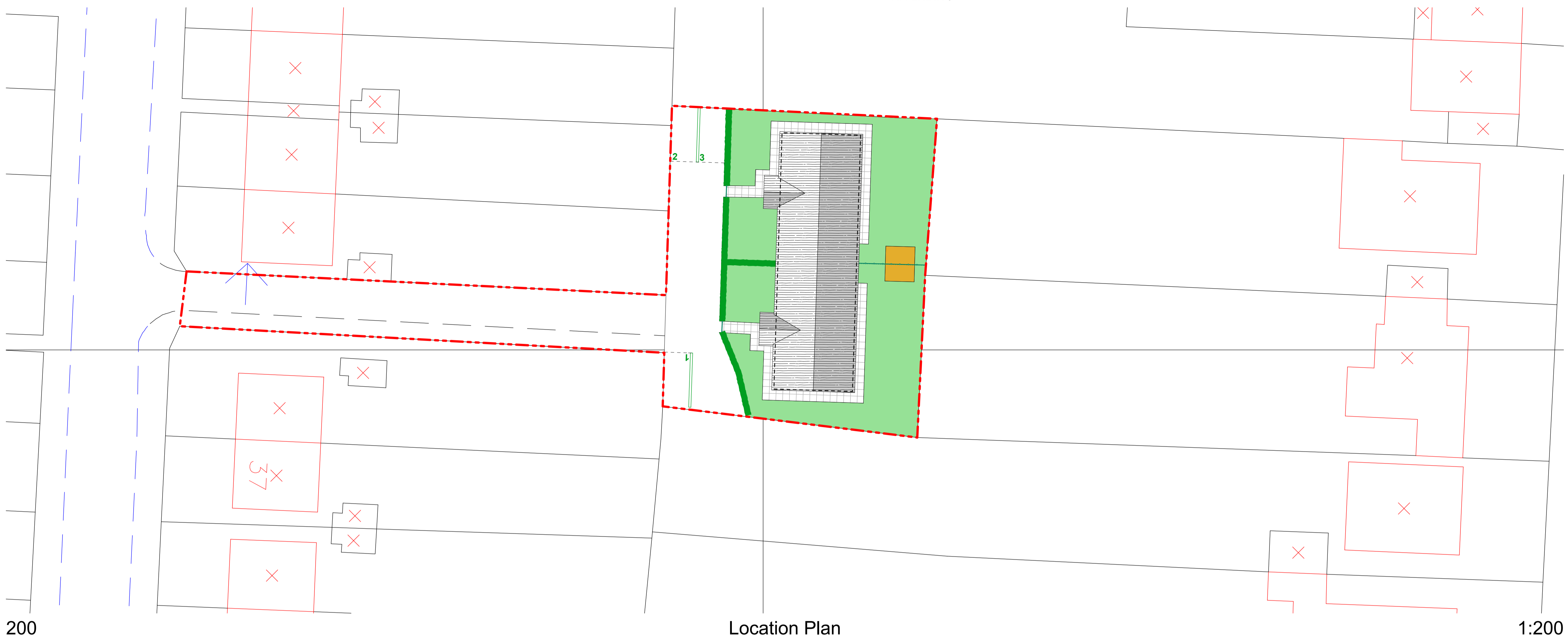
T3309 - 203

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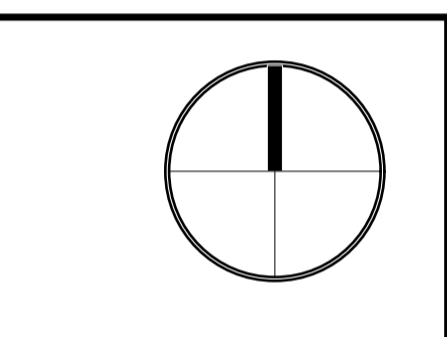
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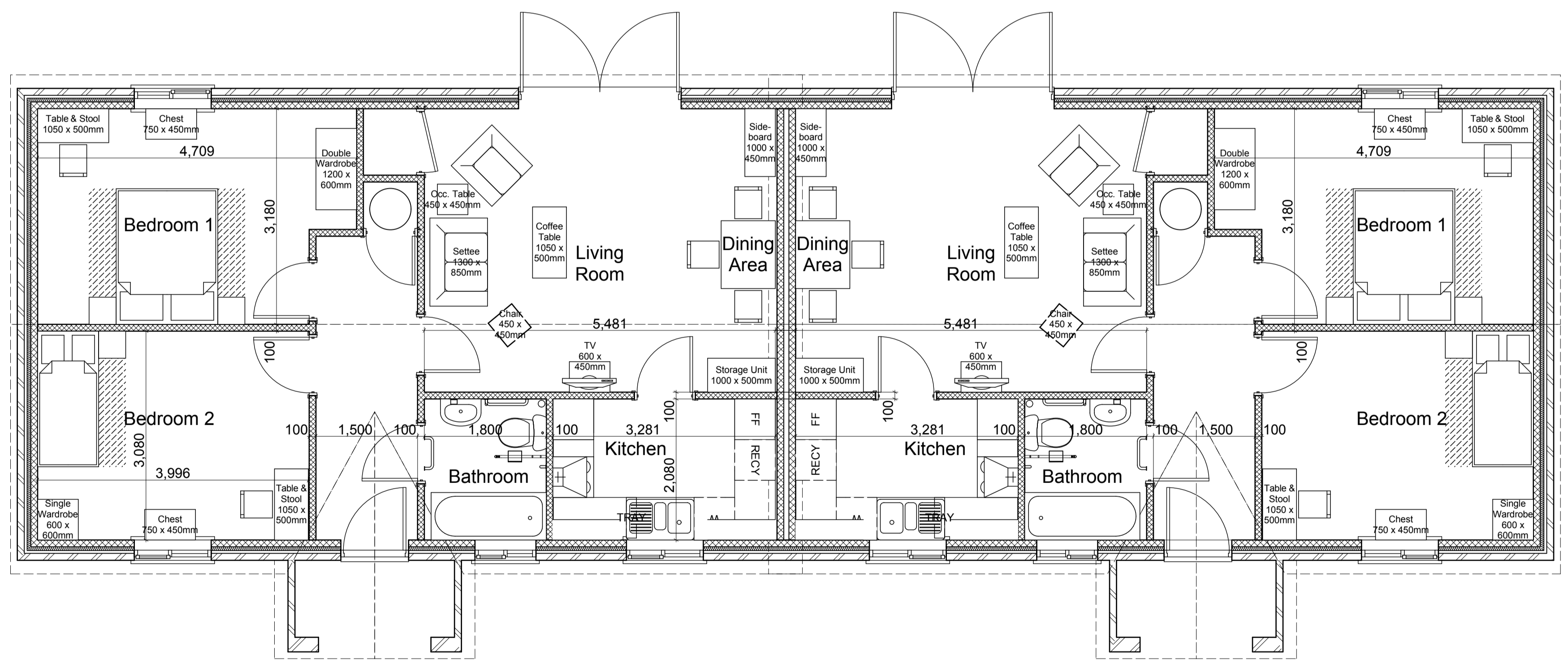
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Drawing Status Client

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Project Social Housing

Drawing Title
 Site Plan - Charnwood Avenue

DESIGN

Date
 By RW
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Title

Social Housing



Greener homes for the future



APPENDIX 7

Our homes account for around 27% of the UK's carbon emissions, a major cause of climate change. The Department for Communities and Local Government laid the foundations for greener housing when it launched the Code for Sustainable Homes in 2007. Since May 2008 all new homes are required to have a Code rating against the Code and for a Code certificate to be included within the Home Information Pack (HIP).*



* Subject to transitional arrangements. These provisions only apply to those new homes where a local authority has *received* a building notice, initial notice or full plans application after 1st May 2008

What is a Code Home?

Code homes are built to the standards set in the Code for Sustainable Homes (the Code). They are more energy and water-efficient, produce fewer carbon emissions and are better for the environment.

Code homes also encourage their owners to live a more sustainable lifestyle and are built in a more efficient way, using materials from sustainable sources. This creates less waste and also means Code homes have lower running costs.

There are nine categories in the Code covering energy, water, the materials used in the home through to health and wellbeing and pollution with points assigned to each category.

When a builder chooses to incorporate a specific feature they are awarded points, which when added together, form the basis of a hotel-style star rating system.

The Code sets minimum standards for energy and water use at each level. The rating a home receives depends on how it measures up in nine categories:

- Energy and CO₂ Emissions
- Water
- Materials
- Surface Water Run-off
- Waste
- Pollution
- Health and Wellbeing
- Management
- Ecology

How the Code works

The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. A home assessed as 6 stars will have achieved the highest sustainability rating. The results of the Code assessment are then recorded on a certificate assigned to the dwelling which can then be used as part of the Home Information Pack (HIP).

A Code assessment can only be carried out by a licensed and accredited Code assessor. This ensures the rating is independent and trustworthy. In order to build to the Code, a builder needs to hire the services of a Code assessor. They can advise what features need to be installed to achieve different levels of the Code.

The rating ranges from 1 to 6 stars:

- 1 ★ homes will be 10% more energy efficient and 20% more water efficient than most new homes.

It may also have some of the other features in the Code such as providing office work space with communication links within the home, secure cycle storage or greater security features.

- 3 ★ homes would be 25% more energy efficient and have many more sustainable features than a 1 ★ home.
- 6 ★ homes would be highly sustainable and over the course of the year their net carbon emissions would be zero. Needing over 90% of the points available, a 6 ★ home would include most of the sustainability features in the Code.

Why we need the Code

We are committed to protecting and enhancing the environment and tackling climate change. We know that buildings contribute almost half of the UK's carbon emissions. Our long-term goal is to reduce carbon emissions by 60 per cent by 2050, and to achieve this we need to make sure new housing is much more sustainable.

This is all the more important because at the same time we are on the brink of an ambitious building programme to tackle the national housing shortage.




The Code minimises the environmental damage from the construction process and offers an opportunity to revolutionise the design of new homes so that the housing market encourages people to live more sustainable lifestyles.

For housing industry members, adopting the Code is an important step towards our target that all new homes built from 2016 must be zero carbon rated.



Greener homes for the future

In 2006 the Government announced a 10-year timetable towards a target that all new homes from 2016 must be built to zero carbon standards, to be achieved through a step by step tightening of the Building Regulations.

Date	2010	2013	2016
Energy efficiency improvement of the dwelling compared to 2006 (Part L Building Regulations)	25%	44%	Zero carbon
Equivalent standard within the Code	Code level 3 	Code level 4 	Code level 6 

Mandatory ratings

From April 2008, all new social housing must be built to a minimum of Code level 3. The Code is voluntary for privately built housing. However, also since May 2008 all new homes are required to have a Code rating in the Home Information Pack (HIP). This means that homes built to, and assessed against the Code, must include the Code certificate within the HIP.

Homes not assessed against the Code must include a nil-rated certificate of non-assessment in the HIP. These nil-rated certificates are available for free from the HIPs website www.homeinformationpacks.gov.uk

Building a home to the Code means that sustainability is designed in. By building to Code standards, we can make Britain's homes more environmentally friendly for the future.

For more information on the Code, including how to get hold of a licensed Code assessor and the Code technical guidance, please visit www.communities.gov.uk/thecode



Picture credits

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A Welsh translation is available on request by
calling 0870 1226 236.

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