

If you would like to know more about the Code for Sustainable Homes, or have your scheme assessed by Pegasus, please contact:

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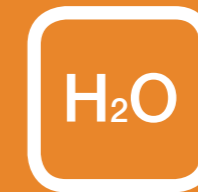


Pegasus Urban Design

Code for Sustainable Homes

From the 10th April 2007, the Code for Sustainable Homes applies, on a voluntary basis, to all standard new housing developments in England.

The Code has been prepared in order to improve the sustainability and efficiency of buildings; despite changes to the Building Regulations over the last 5 years, more than a **¼ of the UK's carbon emissions come from energy used in homes and more than ½ of water used is in the house.**



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Code Operation

The Code is proposed as a voluntary approach (at this point in time) to deliver sustainable developments through a package of measures against a single national standard.

The Government, however, are considering making assessment under the Code mandatory in the future, possibly as early as April 2008, in England. This will mean that every new house sold will have its own Code Certificate.

Elements of the Code

The Code covers the following essential elements;

- Energy/carbon;
- Water;
- Materials
- Surface water run off;
- Waste;
- Pollution;
- Health and well-being;
- Management; and
- Ecology.

Within each of the elements a range of standards are set (minimum for Code entry, minimum for Code levels or no minimum standards) which must be achieved if the Code is to be met. Minimum standards for Code compliance have been set above the requirements of Building Regulations.

The Code is based on a scoring system with 6 levels, denoted using stars. Therefore developments which achieve standards higher than the minimum will be awarded accordingly. This information will therefore be useful in the marketing of new housing.

Relationship to EcoHomes

The Code has been strongly influenced by the experience of the British Research Establishment (BRE) EcoHomes Standard. The Code, however, builds upon EcoHomes in 3 key ways:

1. Introduction of minimum standards for energy and water efficiency;
2. Simpler system of credit scoring; and
3. New areas of sustainable design included i.e. Lifetime Homes.

EcoHomes will continue to operate in Wales, Scotland and Northern Ireland, for those schemes in England already registered for assessment and developments subject to contractual agreements to meet an EcoHomes Standard (i.e. S106 Agreements).

Benefits of the Code

For the Environment

- Reduced greenhouse gas emissions;
- Better adaptation to climate change;
- Reduced impact on the environment overall.

For House Builders

- A mark of quality;
- Regulatory certainty;
- Flexibility;
- Marketing advantage/tool.

For Social Housing Providers

- Lower running costs;
- Improved comfort and satisfaction;
- Raised sustainability credentials.

Pegasus Urban Design: Code for Sustainable Homes

For Consumers

- Assisting choice;
- Reducing environmental 'footprint';
- Lower running costs;
- Improved well-being.

As with the EcoHomes standard, it is anticipated that Local Planning Authorities may adopt policies or prepare supplementary planning documents (SPDs) that require the achievement of a specific Code standard.

