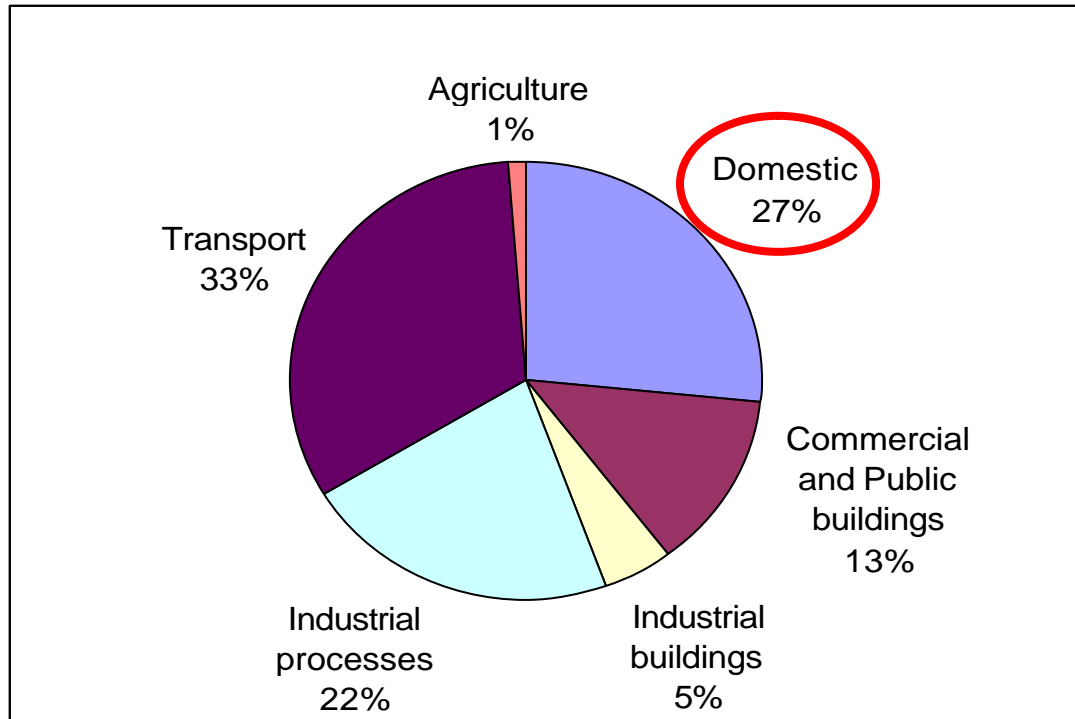


Zero Carbon Homes and the policies to get them

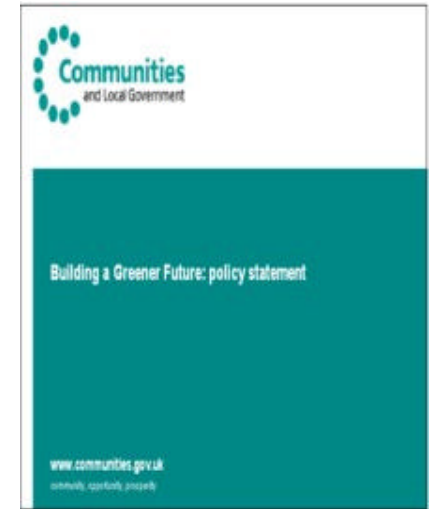
All Energy 08
21 May 2008

Bob Ledsome, Department for Communities and Local Government

The Government has set ambitious housing supply objectives for England and is requiring new homes to be greener and better designed to minimise their impact on the environment. Emissions from energy use in homes accounts for nearly 27% of UK carbon emissions.



- Long term objective : zero carbon new homes from 2016.
- Clear route map for new regulations.
- Code for Sustainable Homes.
- Supporting planning policies
- Fiscal incentives: stamp duty land tax relief.
- Joint delivery programme with industry.



The pathway to zero carbon homes

- New homes to be zero carbon from 2016. Interim steps:
 - 25% improvement on 2006 Building Regs standard in 2010.
 - 44% improvement in 2013.

- Zero carbon:
 - All energy used in the home – including appliances.
 - Net zero carbon over the course of the year.
 - Not necessarily at individual building level.
 - Zero/low carbon energy supply – off site but connected.

- Consultation on definition this Summer.

- Public sector programmes setting an example (Housing Corporation and English Partnerships developments to achieve 2010 standard from this year).

The Code points the way to zero carbon target

What is it?



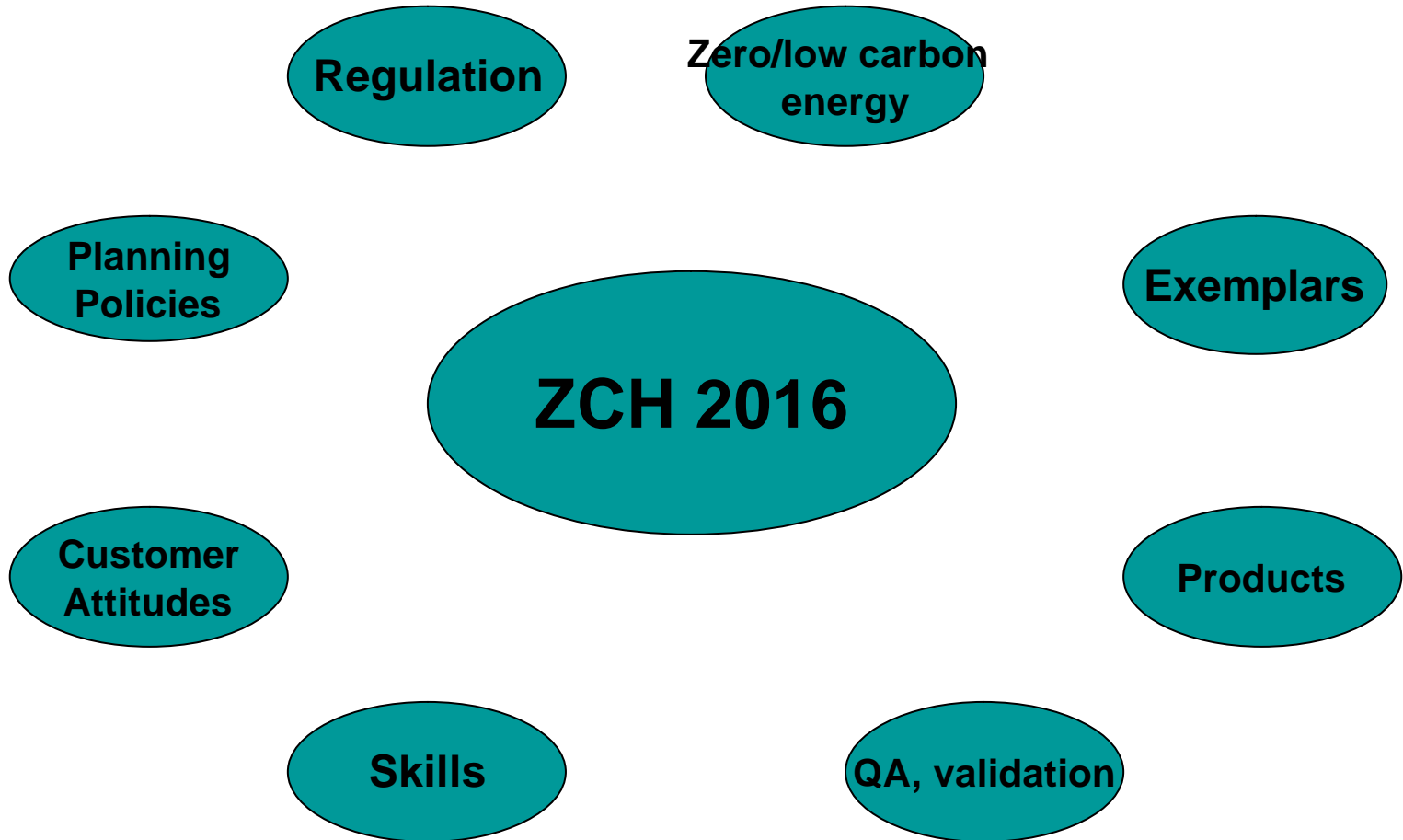
- A **single national standard** cover aspects of sustainable design and construction of a home:
- Energy, Water, Waste.
 - Materials, Surface run off, Pollution.
 - Health and Well being, Management, Ecology.

A **mark of quality** – enabling developers to demonstrate the sustainability of their homes and differentiate themselves from their competitors.

	2010	2013	2016
Energy / Carbon improvement as compared current b.regs	25%	44%	Zero Carbon
Energy standard in the Code	☆☆☆	☆☆☆☆	☆☆☆☆☆☆

Code energy levels point the way to future building regulations.

ZCH Programme: Issues



- Range of Costs depending on types of development/policy scenario/technology assumptions.
- Move from Level 4 to Level 6 is the key step in terms of costs (as need to use renewable energy to meet standard). Importance of clear definition.
- Impacts on prices, land values, housing supply, customer perceptions.
- Certainty of policy to reduce risk.
- Exemplar programmes to test technologies and costs.
- Supply chain capacity.

Current activities

- Consultation on definition of zero carbon.
- Setting up the delivery hub.
- Preparing for 2010 building regulations: consultation early 2009.
- SAP development work programme.
- Climate Change PPS good practice guidance.
- Technology Strategy Board Low Carbon Buildings Impact programme.

And not forgetting...

- Existing homes and the retrofit agenda...
 - New homes only 1 % of the stock.
 - Opportunities and challenges of existing stock as part of broader drive on energy efficiency.
 - Learning from zero carbon homes to be applied to retrofit.

- Non domestic buildings...another 18% of emissions.
 - Consultation on ambition for zero carbon non domestic buildings from 2019.