

Code for sustainable homes

Planning condition



Advice on how to comply

The publications section of the Department of Communities and Local Government website www.communities.gov.uk contains downloads of the important documents. The first publication on the list below is a non-technical introduction to the code and we advise reading this as a minimum:

- The Code for Sustainable Homes: Setting the Sustainability Standards for New Homes. Published 27 February 2008
- The Code for Sustainable Homes: A technical guide. Published 27 Feb 2008
- The Code for Sustainable Homes: Summary of Changes to the Technical Guidance May 2009 Version 2. Published 29 May 2009

You will need to employ an accredited code assessor before the development commences. Currently BRE Global Ltd and Stroma Accreditation Ltd are licensed to train and accredit code assessors. A list of accredited assessors for each organisation can be found on their respective websites www.breem.org and www.stroma.com

What is the code?

The code measures the sustainability of a home against nine design criteria. Each criterion is made up of a number of 'issues' which are assessed against performance targets/assessment criteria, and then an appropriate number of credits are awarded.

Achieving a rating

The code uses a rating system indicated by stars ranging from level one to six. Apart from the minimum standards in certain categories indicated below, the code is flexible and developers can choose how to obtain the number of credits in order to achieve the required level.

Each issue is weighted differently, meaning that credits in some issues are worth more than others. Further information on the weighting factors can be found in the table on p13 of The Code for Sustainable Homes: Setting the Sustainability Standards for New Homes.

Criterion	Mandatory standard?	Issue that is mandatory
Energy and CO ₂ emissions	mandatory standard at all code levels	Dwelling Emission Rate
Water	mandatory standard at all code levels	Internal water use
Surface water run-off	mandatory standard at all code levels	Management of surface water run-off
Materials	mandatory standard at all	Environmental impact of

	code levels	building materials
Waste	mandatory standard at all code levels	Storage of non-recyclable waste and recyclable waste Construction waste management
Pollution	No	n/a
Health and well being	Mandatory standard at code level 6 only	Lifetime homes
Management	No	n/a
Ecology	No	n/a

Information an assessor will require

Your assessor will advise you on the information required to comply with the requirements of the Code. Compliance is highly evidence-based; therefore it is critical that you keep a record of receipts and manufacturer's literature for all the materials used in the construction to ensure you can be awarded the credits in each category. The following are likely to be required:

- Full plans
- Specifications
- Full SAP calculations
- Hydrologists report

Further information depending on method of compliance could include;

- Ecology study
- Receipts / invoices / manufacturers information
- Considerate constructors scheme information
- Forest Stewardship Council documentation & material certificates
- Day lighting & view of sky calculations
- Site waste management plans

Process of obtaining a certificate

1. Assessor employed by client to undertake assessment
2. Assessor can conduct an initial design stage assessment which will indicate the sustainability rating the property should achieve. **This is strongly recommended so that you can make any necessary amendment to the scheme required to reach the required level before development progresses too far.** This will also give you confidence that you should be able to comply with the planning condition.
3. Assessor conducts a final post-completion assessment and submits the evidence to the awarding body (either BRE or Stroma).
4. Awarding body issues final code certificate to client.
5. Client sends Planning Authority copy of final certificate in order to discharge planning condition.