



Subject: Code for Sustainable Homes

What is the Code for Sustainable Homes?

The Code for sustainable homes is a Government initiative set up to improve the sustainability of new homes and is currently aimed at setting minimum standards for affordable/social housing. With the intent of it being optional for the private sector. The code uses a star rating system that is derived from a points scoring method based on the BRE's Eco-Homes rating. The more stars a building has been awarded, the better its sustainability.

How the Code Works

The ratings are derived from an accumulation of points which cover the following Categories:

- 1) **Energy/CO₂**: This is the percentage of performance over the minimum TER (Target Emissions Rate) set out in approved Document L 2006.
- 2) **Water**: Internal potable water consumption measured in litres per day
- 3) **Materials**: Environmental impact of materials.
- 4) **Surface Water Run-off**: Surface water management.
- 5) **Waste**: Site waste management and household waste storage.

There are set minimum standards of performance, known as entry levels, for Energy/CO₂ and water at each level of star rating. The accumulation of all other points is flexible, and can be made up of any of the remaining categories.

The star rating, entry levels and additional points are illustrated in the following table:

Achieving a sustainability rating

Minimum Standards					
	Energy		Water		
Code Level	Standard (percentage better than Part L 2006)	Points Awarded	Standard (Litres per person per day)	Points Awarded	Other Points Required
1 *	10	1.2	120	1.5	33.3
2 **	18	3.5	120	1.5	43
3 ***	25	5.8	105	4.5	46.7
4 ****	44	9.4	105	4.5	54.1
5 *****	100 ²	16.4	80	7.5	60.1



6 *****	A Zero Carbon Home ³	17.6	80	7.5	64.9
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- 1) *Building Regulations: Approved Document L (2006) - Conservation of Fuel and Power*
- 2) *Zero emissions in relation to Building Regulations issues (i.e. zero emissions from heating, hot water ventilation and lighting)*
- 3) *A completely zero carbon home (i.e. zero net emissions of carbon dioxide (CO₂) from all energy use in the home)*
- 4) *All points in this document are rounded to one decimal place.*

The above table is abridged to outline the more in-depth method used for the Code for Sustainable Homes. Further details of this code can be obtained from the Department for Communities and Local Government at www.communities.gov.uk.

Conclusion

The introduction of the Code for Sustainable Homes assists with the promotion of The TEK Building System due to the high performance and features of the panel. The categories that TEK can strongly influence are Energy/CO₂, Materials and Waste (site waste management).

For example; under the category 'Energy' - Standard (percentage better than Part L 2006) TEK can achieve improvements in excess of 25% of the wall U-value thereby potentially adding upwards of 5.8 points to the overall rating.

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