



Fact Sheet:

Code for Sustainable Homes

Introduced in 2007, the Code is a national standard (excepting Scotland) for the design and construction of new houses. It encourages continuous improvement to, and measurement of, the sustainability of house designs in nine specific categories. These categories address energy consumption/CO² emissions; water usage; materials; surface water run-off; waste; pollution; health and wellbeing; management; and ecology.

A points system measuring the performance in each category is used with the sum total ranging from Level 1 (36 points) to Level 6 (90 points /*Zero Carbon House). To ensure continuing improvement, increasing levels of the Code will be introduced as mandatory. In 2009 all new homes must reach Level 3, with Level 4 following in 2010, Level 5 in 2013 and finally, Level 6 in 2016.

Timber Frame and the Code

The inherent good levels of thermal performance and air-tightness of timber frame (and, where appropriate, sound insulation), ensure this form of building gives its users an advantage when aiming to achieve higher levels of Code compliance. In addition, the impact of the use of sustainable timber, plus the off-site manufacturing process, scores highly in the environmental categories of the Code.

However, it must be noted that timber frame, (or any other form of construction), in isolation, can only provide a proportion of the Code Credits required.

*Zero Carbon Housing

"A zero carbon home is one whose net carbon dioxide emissions, taking account of emissions associated with all energy use in the home, is equal to zero or negative across the year."

John Healey, Minister for Housing and Planning 16 July 2009.

Delivering safe, sustainable solutions for today's construction industry