



In May 2008, the Code for Sustainable Homes was introduced to encourage new homes to be built whilst producing lower levels of carbon emissions and consequently their environmental impact.

New homes are rated from the lowest performing Level 1 to the best performing Level 6, when assessed against 9 key criteria:

Energy/CO2	Pollution
Water Use	Health & Well Being
Materials	Management
Surface Water Runoff	Ecology
Waste Production	

Currently a house builder can opt out of the assessment (effectively being awarded a Level 1 rating by default), but some planning authorities and clients are already demanding housing achieves higher ratings, and in 2010 assessment will become mandatory.

As accredited assessors Julian Owen Associates can offer two types of assessments, an optional Design Stage Assessment and/or a compulsory Post Construction Stage Assessment.

Historically sketch proposals have been submitted for planning approval, with further detailed information being added at the building Regulations/Tender stages. In order to be confident that a new home will achieve a certain level, architects and designers will have to establish a much higher degree of detail at sketch stage. To avoid costly re-designs and delays due to re-submissions, JOA can inform clients of the important decisions that influence the rating system early in the design process, and provide guidance on the most cost effective methods of compliance.

Although achieving higher Levels of the Code can have an impact on the construction costs, research has shown that buyers will pay a premium for sustainable homes and the associated lower running costs further enhance saleability in an uncertain market.

For request further details and or a written quotation for an assessment, please contact Julian Owen Associates via website or tel. 0115 9229831.

