



# Code for Sustainable Homes: June Quarter 2010

- There were 7,984 post construction stage certificates and 27,129 design stage certificates issued up to and including June 2010.
- 10 per cent of homes with post construction certificates and 22 per cent of those with design stage certificates have been built by the private sector. 90 per cent of homes with post construction certificates and 78 per cent of those with design stage certificates have been built for the public sector.
- Between April 2007 and June 2010, 24,186 dwellings at the design stage received a three star rating and 287 dwellings received a six star rating.
- Between April 2007 and June 2010, 7,148 dwellings at post-construction stage received a three star rating and eight dwellings received a six star rating.
- The majority of the certificates issued since April 2007 at design stage (89%) and at post construction stage (90%) have been awarded at Code level 3.

## Code for Sustainable Homes and SAP ratings

### *Statistical Release*

August 2010

#### Contents

1. Code for Sustainable Homes.....	2
2. Key points.....	2
3. Regional trends.....	3
4. SAP rating of new homes.....	5
5. Data collection.....	5
6. Strengths and weaknesses of the data.....	6
7. Accompanying tables.....	7
8. Background notes.....	7
9. User consultation.....	8
10. Enquiries.....	8

#### Responsible statistician:

James Denman

#### Media Enquiries:

office hours: 0303 444 1136

out of hours: 0303 444 1201

[press@communities.gov.uk](mailto:press@communities.gov.uk)

#### Statistical enquiries:

Code: 0303 444 1790

[thecode@communities.gsi.gov.uk](mailto:thecode@communities.gsi.gov.uk)

SAP Ratings: 0303 444 2145

---

This is the first quarterly Statistical Release dedicated to the publication of official statistics on the number of homes which meet the standards set out in the Code for Sustainable Homes (the Code) in England, Wales and Northern Ireland up to the June quarter 2010, and the average energy efficiency (SAP) rating of new homes up to the June quarter 2010 (there are no figures for Scotland because Code certificates are not issued in Scotland). The figures in this release have been revised back to the June quarter 2007 to incorporate late information provided by BRE and developers, in line with Communities and Local Government's revisions policy. Prior to this Code Statistics were published within the House Building Statistical Release for May 2010.

## Code for Sustainable Homes

Statistics relating to the Code for Sustainable Homes (the Code) show the number of dwellings that have been certified to the standards set out in the Code Technical Guide, in which local authority area, at which Code level and whether the homes are registered as private or public sector homes. Code certificates are issued at two stages, the design stage (early in the design and build process) and post construction stage (when the home is completed or nearing completion).

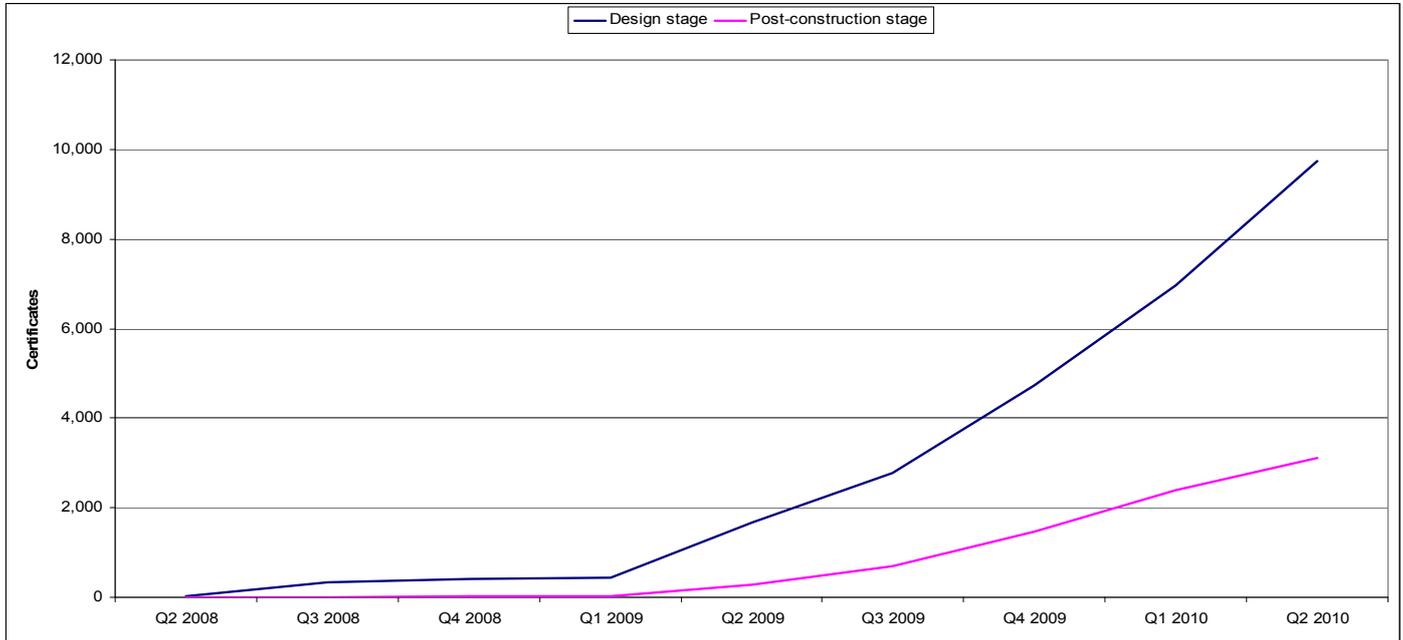
The Code takes a whole house approach and measures the sustainability of a dwelling against nine different categories: energy/carbon; water; waste; materials; surface water run-off; and health and well being, which have mandatory performance standards; and pollution; ecology; and management. To achieve the levels of the Code a number of points must be accumulated across all categories and the mandatory requirements must be met. Depending on the number of points gathered, a star rating is then awarded (one star being the lowest achievable level and six stars being a zero carbon home). If a dwelling does not achieve the mandatory standards set out in the Technical Guide and/or does not reach the minimum score for a one star rating, it will receive a certificate with no stars. The assessment and certification of Code homes is undertaken by the 1372 assessors who are licensed by BRE Global Ltd or Stroma Accreditation Ltd.

## The key points

- The Code came into operation in April 2007. It takes approximately 18 months to two years to design and build a Code home. As a result the first homes built to the Code standard were not awarded a certificate until 2008. Since then there has been a steady increase in the number of certificates awarded (see Figure 1).
- Between April 2007 and June 2010, 24,186 dwellings have received a three star rating at in the design stage and 287 dwellings have received a six star rating.
- Between April 2007 and June 2010, 7,148 dwellings have received a three star rating at post-construction stage and eight dwellings have received a six star rating.

- A total of 89 per cent of the certificates at design stage and 90 per cent of those at post-construction stage have been awarded at Code level 3 since April 2007.

**Figure 1: Number of design stage and post construction stage certificates issued each quarter**



## Regional trends

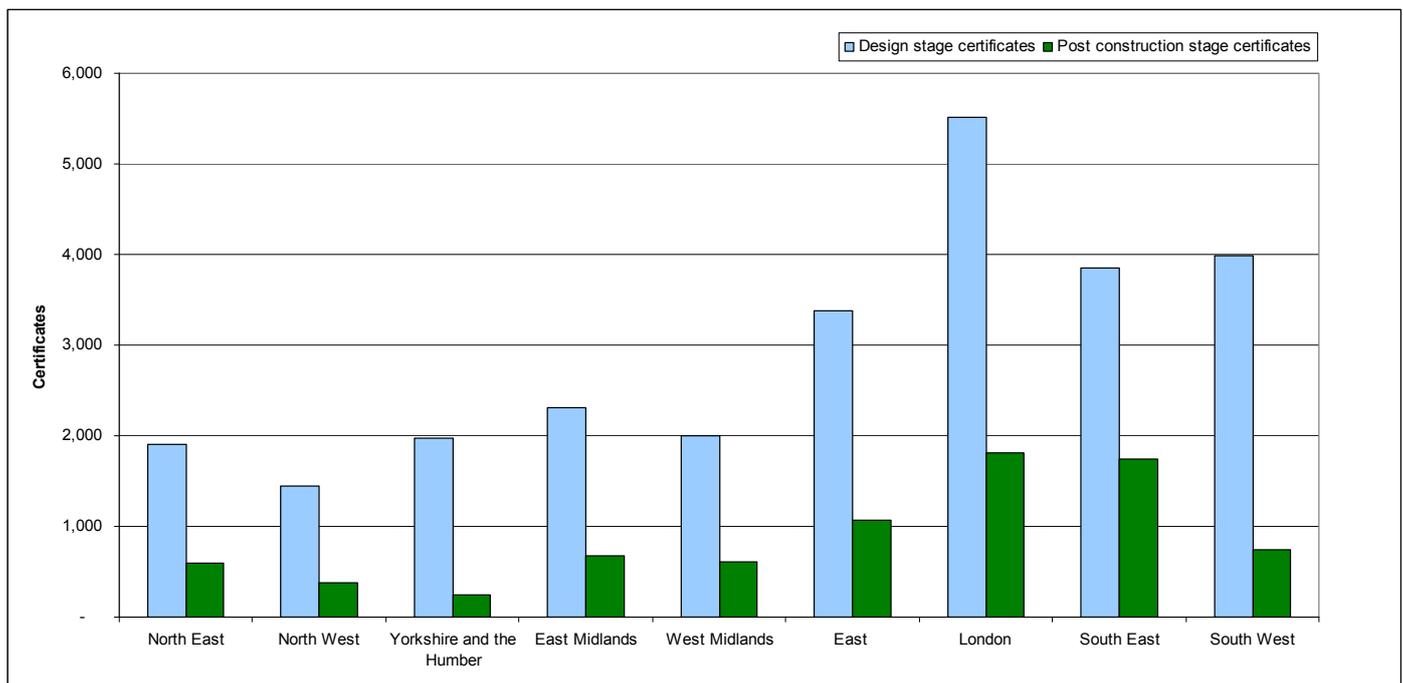
In April 2010 the number of Code certificates that had been issued up to the end of March 2010 at design stage and post construction stage was published alongside statistics on House building. This publication updates the April release by incorporating data for April, May and June into these figures and also provides information on:

- the number of certificates issued in each local authority area;
- the proportion of certificates issued for developments registered by the Code assessor as private sector or public sector;
- the number of certificates in each region.

## Breakdown by local authority and region

The statistics show that Code certificates have been issued in the majority of local authority areas across England as well as in some authorities in Wales and Northern Ireland. The largest number of Code certificates was issued in the London Borough of Greenwich. This is reflected in the regional statistics as London is the region where the largest number of Code certificates has been issued, followed by the South East and East of England (see Figure 2).

**Figure 2: Regional distribution of Code certificates at design and post-construction stage, England**



Regional tables show that there has been an increase month on month in the number of Code certificates issued and that certificates have been issued in all regions.

There were 186 design stage and 11 post construction certificates where the Code assessor did not register the local authority or region when completing the assessment. These are listed as 'unknown'.

### **Breakdown between public and private sector certificates**

The total number of certificates issued at Design Stage is 27,129, of which 6,044 (22 per cent) were registered as private sector homes and 21,085 (78 per cent) were public sector homes. At Post Construction Stage, there were 7,984 certificates issued of which 810 (10 per cent) homes were registered as private sector and the remainder, 7,174 (90 per cent) were registered as public sector.

Of the Code level 3 homes at Design Stage, 21 per cent are built for the private sector and 79 per cent for the public sector. At Post Construction Stage there were 8 per cent built by the private sector and 92 per cent for the public sector.

Of the Code level 6 homes at Design Stage, 70 per cent were built by the private sector and 30 per cent for the public sector. At Post Construction Stage there were 75 per cent built by the private sector and 25 per cent for the public sector.

---

## Average energy efficiency (SAP) rating of new homes

SAP refers to the Government's 'Standard Assessment Procedure' for assessing the energy performance of dwellings. The SAP rating is based on the energy costs associated with space heating, water heating, ventilation and lighting, less cost savings from energy generation technologies. It is adjusted for floor area so that it is essentially independent of dwelling size for a given built form. The SAP rating is expressed on a scale of 1 to 100 - the higher the number, the lower the running costs.

This release covers quarterly data for the Government Office Regions (GORs) of England and Wales for April to June 2010.

### The key points

In April - June 2010 (Q1):

- The average energy efficiency, SAP rating, of new homes in England was 79.5 and in Wales 78.6.
- Regionally, the average energy efficiency (SAP rating) of new homes varied from 78.2 in the South West to 82.4 in London.
- By dwelling type, in England, the average energy efficiency (SAP rating) ranged from 77.5 for bungalows to 80.1 for houses.
- In Wales, the average energy efficiency (SAP rating) by dwelling type ranged from 68.0 for maisonettes to 80.0 for flats.

### Data collection

#### **Code for Sustainable homes:**

Data for each dwelling assessed under the Code are collected by one of two Code Service Providers of the scheme (BRE Global Ltd and Stroma Accreditation Ltd). Assessment is a two stage process - design and post construction stage and is carried out by licensed Code assessors. Assessors submit their reports to the Code Service Provider and after quality assurance checks have been made certificates are issued by the Code Service Provider.

Information regarding each certified dwelling is taken from the Code Service Provider's databases and collated for Communities and Local Government by BRE Global Ltd on a monthly basis.

---

## **SAP ratings:**

Figures for the Average Energy Efficiency of New Homes (SAP ratings) are held on the National Energy Performance Certificate Register, managed by Landmark Information Group. This database is subject to ad-hoc reporting, and as such, all figures at publication should be viewed as provisional. The figures may change in subsequent publications as revisions are made and previously incomplete entries are added to the database by Landmark.

## **Strengths and weaknesses of the data**

### **Code for Sustainable homes:**

The two current Code Service Providers operate schemes to train and license assessors through UKAS accredited procedures.

The data collected by Code Service Providers are based on the certificates issued which are then reported to Communities and Local Government on a monthly basis. This process is audited by UKAS under certification standards EN 45011 and/or ISO 17024.

### **SAP ratings:**

The energy efficiency rating, on a quarterly basis, is volatile due to a number of factors including the small number of new homes being assessed, the mix of dwelling types, the mix of heating systems used in new developments and the location of those developments.

## **Revisions policy**

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official Statistics and the Communities and Local Government Revisions Policy<sup>1</sup>. There are two types of revisions that the policy covers.

### **Non-Scheduled Revisions**

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

### **Scheduled Revisions**

The next quarterly release will cover Code Statistics up to the September quarter 2010.

---

<sup>1</sup> <http://www.communities.gov.uk/publications/corporate/statisticalnoticerevisionspolicy>

---

## Accompanying tables

Accompanying tables are available to download alongside this release:

### Tables:

- 1a.** Code for Sustainable Homes statistics: Number of Code certificates issued in month by stage of construction in England, Wales and Northern Ireland from March 2008;
- 1b.** Code for Sustainable Homes statistics: Number of Code certificates issued by sector to date;
- 1c.** Code for Sustainable Homes statistics: Number of Code certificates issued by Local Authority to date;
- 1d.** Code for Sustainable Homes statistics: Number of Code certificates issued by region (quarterly);
- 1e.** Code for Sustainable Homes statistics: Average energy efficiency (SAP only) of new homes in England & Wales by region (quarterly);
- 1f.** Code for Sustainable Homes statistics: Average energy efficiency (SAP only) of new homes in England & Wales by type (quarterly)

### Notes to the tables

The following conventions have been used in the tables:

.. Not available;

<sup>P</sup> Figure provisional and subject to revision;

<sup>R</sup> Revised from previous release.

## Background notes

1. The statistics reported in this publication shows the number of dwellings that have been certified to the standards set out in the Code Technical Guide, in which local authority area, at which Code level and whether the homes are registered as private or public sector homes.
2. Figures in the accompanying tables are exact number of certificates issued.
3. Sources are shown at the foot of individual accompanying tables.
4. Official Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics.
5. The tables and charts accompanying this release are shown above in the 'Accompanying tables' section and are provided in Microsoft Excel format.
6. Details of officials who receive pre-release access to the Communities and Local Government quarterly Code for Sustainable Home release up to 24 hours before

---

release can be found at:

<http://www.communities.gov.uk/corporate/researchandstatistics/statistics/nationalstatistics/>

7. The next quarterly release will cover Code Statistics up to the September quarter 2010 and the SAP ratings.

## User consultation

Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "statistical enquiries" contact given in the "Enquiries" section below.

## Enquiries

### Media enquiries

office hours: 0303 444 1136

out of hours: 0303 444 1201

email: [press@communities.gov.uk](mailto:press@communities.gov.uk)

### Statistical enquiries

#### Code:

email: [thecode@communities.gsi.gov.uk](mailto:thecode@communities.gsi.gov.uk)

telephone: 0303 444 1790

#### SAP Ratings:

telephone: 0303 444 2145

---

Department for Communities and Local Government. © Crown Copyright, 2010

If you require this publication in an alternative format please email: [alternativeformats@communities.gsi.gov.uk](mailto:alternativeformats@communities.gsi.gov.uk).  
Please note that the nature of content means that we may not be able to provide the Statistical series of publications in all requested formats.

August 2010

ISBN: 978-1-4098-2536-4