



# Code for Sustainable Homes and Energy Performance of Buildings: Cumulative and Quarterly Data up to September 2010

- There were 12,876 post construction stage certificates and 36,099 design stage certificates issued up to and including September 2010.
- 11 per cent of homes with post construction certificates and 22 per cent of those with design stage certificates have been built for the private sector. 89 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 September 2010, 31,469 dwellings at the design stage received a three star rating and 287 dwellings received a six star rating.
- Between April 2007 and September 2010, 11,361 dwellings at post-construction stage received a three star rating and 19 dwellings received a six star rating.
- The majority of the certificates issued since April 2007 at design stage (87%) and at post construction stage (88%) have been awarded at Code level 3.
- The average energy efficiency, SAP<sup>1</sup> rating of new homes in England was 79.3 and in Wales 79.4 for the quarter June - September 2010.

<sup>1</sup> SAP refers to the Government's 'Standard Assessment Procedure' for assessing the energy performance of dwellings.

## Code for Sustainable Homes and SAP ratings

### *Statistical Release*

November 2010

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This is the second 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 July - September quarter 2010, and the average energy efficiency (SAP) rating of new homes up to the July - September quarter 2010 (there are no figures for Scotland because Code certificates are not issued in Scotland).

## Code for Sustainable Homes

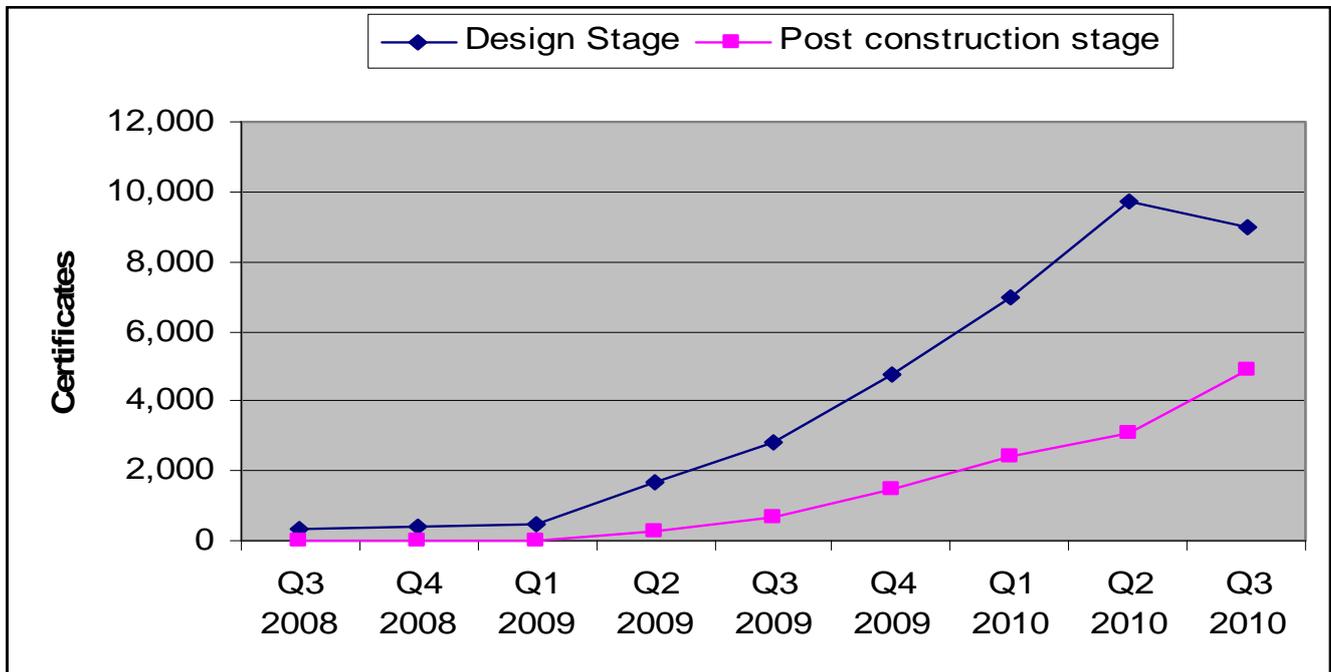
Statistics relating to the Code for Sustainable Homes (the Code) show the number of dwellings that have been certified to the standards set out in the Code Technical Guide, in which local authority area, at which Code level and whether the homes are registered as private or public sector homes. Code 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 1439 assessors who are licensed by BRE Global Ltd, Stroma Accreditation Ltd and RDL 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). However the latest quarter shows a slight drop in the number of certificates awarded at the design stage.
- Between April 2007 and September 2010, 31,469 dwellings have received a three star rating at the design stage and 287 dwellings have received a six star rating.
- Between April 2007 and September 2010, 11,361 dwellings have received a three star rating at post-construction stage and 19 dwellings have received a six star rating.
- A total of 87 per cent of the certificates at design stage and 88 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

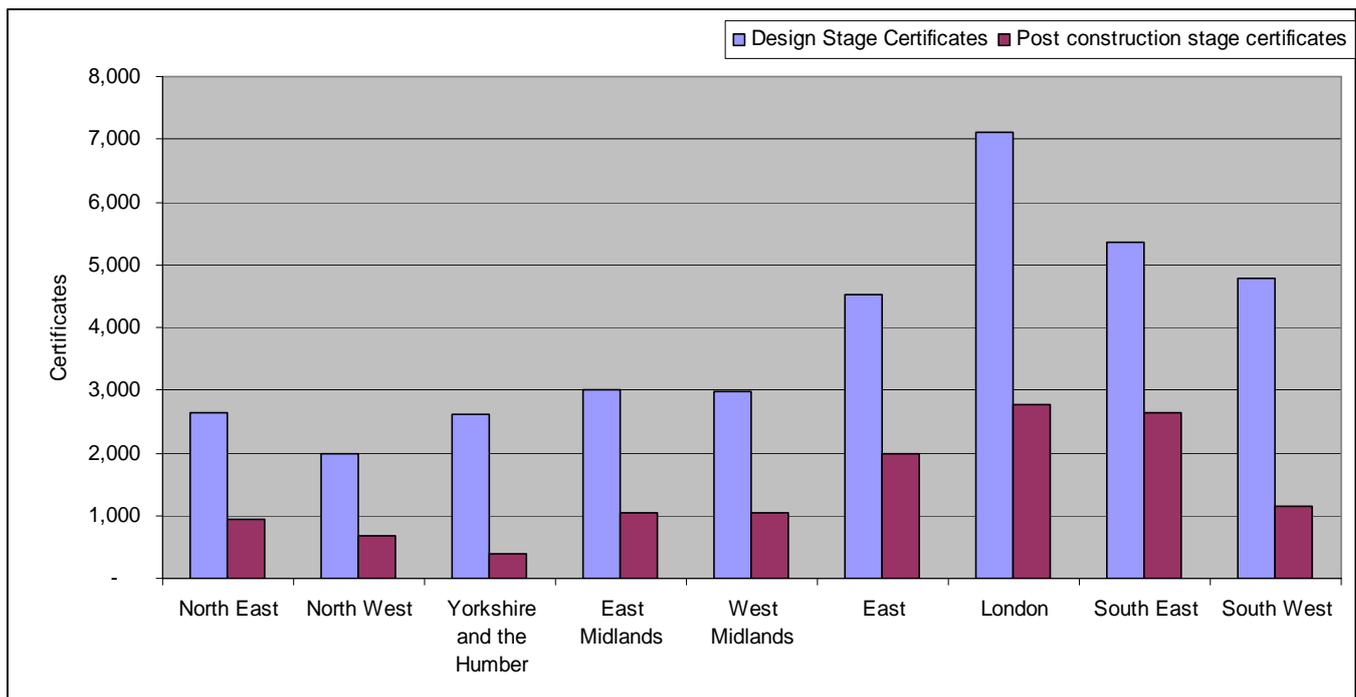
This publication updates the June release by incorporating data for July, August and September. Information included is:

- 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 for July - September Quarter 2010

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 for July - September Quarter 2010**



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 206 design stage and 41 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 36,099, of which 7,870 (22 per cent) were registered as private sector homes and 28,229 (78 per cent) were public sector homes. At Post Construction Stage, there were 12,876 certificates issued of which 1,460 (11 per cent) homes were registered as private sector and the remainder, 11,416 (89 per cent) were registered as public sector.

Of the Code level 3 homes at Design Stage, 20 per cent are built for the private sector and 80 per cent for the public sector. At Code 3, Post Construction Stage, 9 per cent were built for the private sector and 91 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, 37 per cent were built by the private sector and 63 per cent for the public sector.

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## 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 July to September 2010.

### The key points

In July - September 2010:

- The average energy efficiency, SAP rating, of new homes in England was 79.3 and in Wales 79.4.
- Regionally, the average energy efficiency (SAP rating) of new homes varied from 76.8 in the East to 81.5 in the North East.
- By dwelling type, in England, the average energy efficiency (SAP rating) ranged from 75.8 in bungalows to 80.6 in houses.
- In Wales, the average energy efficiency (SAP rating) by dwelling type ranged from 76.8 for bungalows to 79.9 for houses.

### Data collection

#### Code for Sustainable homes:

Data for each dwelling assessed under the Code are collected by one of three Code Service Providers of the scheme (BRE Global Ltd, Stroma Accreditation Ltd and RDL 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 the Department for Communities and Local Government by BRE Global Ltd on a monthly basis.

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## **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 three 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 the Department for 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 Department for Communities and Local Government Revisions Policy<sup>2</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 and SAP ratings up to the October - December quarter 2010.

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<sup>2</sup> <http://www.communities.gov.uk/publications/corporate/statisticalnoticerevisionspolicy>

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## 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)
- 2.** Code for Sustainable Homes statistics: Average energy efficiency (SAP only) of new homes in England & Wales by region (quarterly)
- 3.** 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

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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 October - December quarter 2010 and the updated SAP ratings for the same time period.

## 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.

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