



Department for Levelling Up,
Housing & Communities

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The Future Homes Standard

April 2024



The consultation on the Future Homes and Buildings Standards closed at the end of March



The Future Homes and Buildings Standards are updates to the Building Regulations to make sure that from 2025 new homes and non-domestic buildings are ready for a net zero future.

Homes and Buildings will:

- Have high fabric and energy efficiency standards,
- Be electrified and use low-carbon heating (most commonly heat pumps),
- Need no energy efficiency retrofitting to become zero-carbon in use as the electricity grid decarbonises.

We have consulted on the standards and intend to legislate for the FHS and FBS in 2024 and for them to come into force in 2025.

Our objectives with the FHS and FBS are to:

- Ensure new homes produce at least 75% lower CO2 emissions than those built to the 2013 standards
- Avoid the need for future retrofit of new buildings to make them zero carbon in use, through precluding use of fossil fuel heating in most new homes
- Ensure good quality homes with lower running costs
- Ensure new homes are practical and viable for industry to deliver.



Our consultation presented two primary options for the Future Homes Standard

Future Homes Standard

For new dwellings, we have consulted on two primary options for the notional building.

Option 1 includes a heat pump, solar panels and will retain existing fabric standards

- Upfront Capital Cost increase \approx £6,200 (4%)
- Bill Savings from typical existing home = £910-£2,120

Option 2 includes a heat pump, retain existing fabric standards but exclude solar panels

- Upfront Capital Cost increase \approx £1,000 (1%)
- Bill Savings from typical existing home = £210-£1,420



But ... there's more

As well as the core technological requirements, we have consulted on a range of matters

Material Change of Use

- Whether to increase the standards that must be met by homes created by a conversion (e.g., from an old office building).

Smart Meters

- Testing new guidance for installing smart meters in new homes.

Exceptional Circumstance

- Whether to allow energy efficiency requirements to be relaxed in exceptional circumstance.

Real-world Performance of Homes

- Whether to introduce voluntary post-build performance testing of new homes.

Heat Networks

- Testing options for new standards for homes connecting to existing or new heat networks.

Transitional Arrangements

- Options for how long after the regulations come into force developers can continue building to previous regulations. Options are 6 months or up to 12 months.



Potential Areas of Discussion

There are several areas where different parts of the sector hold differing views

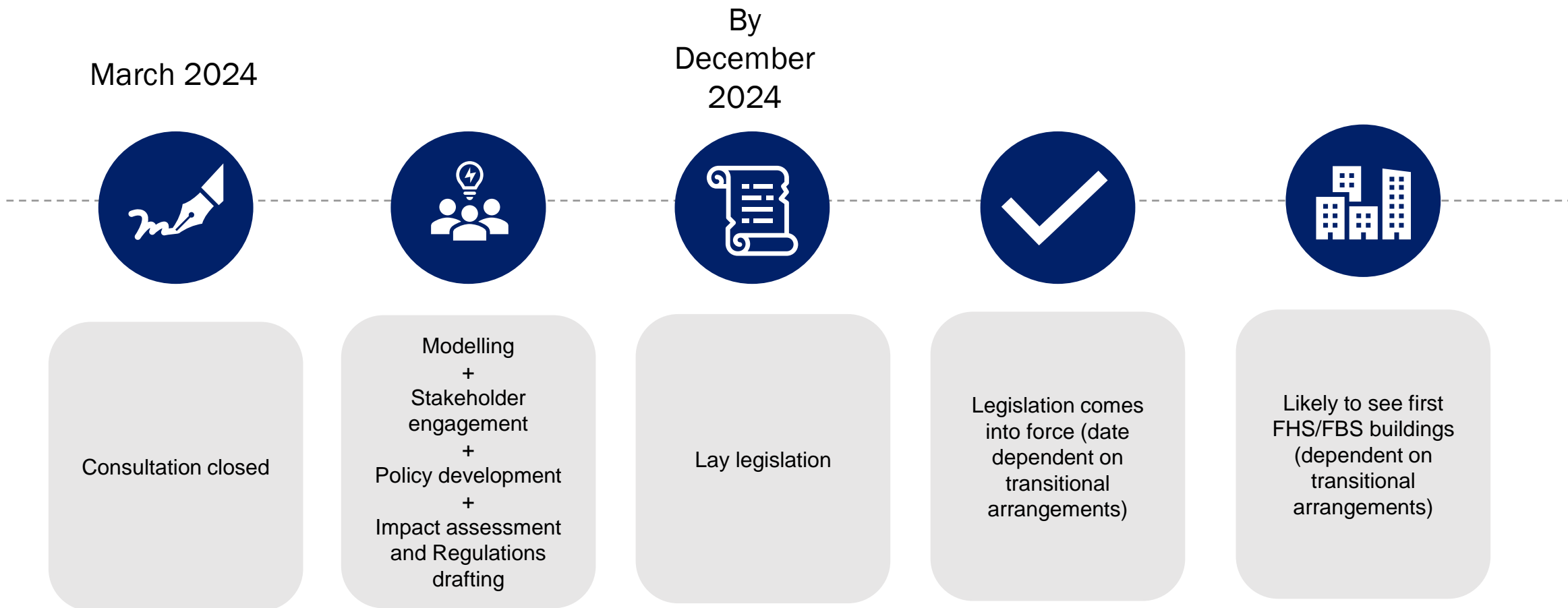
**Upfront Cost
vs Consumer
Bills**

**Fabric
Standards**

Solar Panels

**Metrics and
Targets**

**Modelling
Software**





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