



# Future Homes, One Plan

Building a generation of  
high quality, affordable and  
sustainable homes and  
communities, together



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# 1. The Imperative for a Single Plan

Over the next 25 years, the UK needs to build around 6 million new homes to give everyone a decent affordable place to live. During the same period the UK is committed to fully decarbonising our economy, helping lead the world in preventing catastrophic climate change, improving the natural environment against a backdrop of decline and adapting to a rapidly changing climate.

This creates not only an imperative but also a collective opportunity for our generation to build better performing, higher quality homes and communities for people and the environment than ever before - and in doing so substantially improve quality of life.

We can only succeed in this shared mission, however, if we - homebuilders, central and local government, financial institutions, the third sector and the wide community of people who work within and supply the new homes community - work to a single plan.

We have already started that journey. Just over two years ago the Future Homes Task Force worked in dialogue with government and a wider circle of stakeholders to put together the initial Future Homes Delivery Plan. The homebuilding sector committed to the plan and, with the support of the Future Homes Hub, has made good early progress in implementing or preparing for many of the immediate policy-led changes that the plan captured.

The next phase will require a step change in the level of collaboration and in the clarity of purpose with which we must pursue a single plan, especially against the current difficult conditions in the housing market.

Two strategic foundations are required. They are:

**1) The Roadmap:** leading the conversation with government and expert bodies about the future regulatory standards required not just for 2025 but also 2030 and 2035 to enable the new homes value chain to plan, invest and innovate efficiently in moving to higher standards.

**2) The Sustainability Performance Framework:** developing a single set of metrics with homebuilders, Homes England, the NextGeneration Initiative and NHBC as well as lenders, local authorities and the wider stakeholder community to reward early adoption of standards and best practice in line with the pathway of future regulation.

In parallel the sector will also be delivering important legislation like the Future Homes Standard and Biodiversity Net Gain.

The Future Homes Hub has also established a CEO Leadership Council to help lead the sector through this period of change. We look forward to working with you on the journey to building a generation of homes and places we can be proud of.

**David Thomas**  
Chairman of the Future Homes Hub and  
Chief Executive of Barratt Developments PLC

**Ed Lockhart**  
Chief Executive of the Future Homes Hub



## 2. The Challenge

### The UK has a severe shortage of homes

There was a shortfall of 4.3m new homes built between 1955 and 2015 compared to other European countries. Meanwhile population is set to increase by 4m by 2050.

Over 200K households are experiencing the worst forms of homelessness and 11m households spend over 40% of income on housing.

# 4.3m

shortfall of new homes built between 1955 and 2015

### We face catastrophic climate change

Globally, rising temperatures are causing more frequent and intense drought, storms, heat waves and fires, rising sea levels, melting glaciers and warming oceans.

In the UK, the last eight years have been the hottest eight years on record.

17% of carbon emissions are from homes.

# 17%

of carbon emissions are from the residential sector

### We also need to overcome natural environment decline and pressures

UK wildlife species have declined in abundance by 19% since records began in 1970 with a bigger decline for example of 43% for bird species.

By 2050 we expect a 15% increase in demand for water with a simultaneous a 15% reduction in water availability.

# 19%

decline in abundance of UK wildlife



**“I have been concerned about climate change for a very long time, but it’s always been something that was going to happen way in to the future – but of course it isn’t, you can clearly see that it’s happening now.**

**“And consumers have woken up to the power they have in their pockets, and they are telling businesses, you need to change the way you do things. And businesses, those that want to be successful, must listen to the consumer.”**

**Deborah Meaden**  
Business Leader and Investor



**“A safe and lasting home is the foundation for so many essential needs and strong socio-economic outcomes. We need greater provision of housing which is both sustainable and genuinely affordable to enable our communities to thrive. The Future Homes Hub has an important role in facilitating more high-quality, greener homes.”**

**Charlie Nunn**  
Group Chief Executive, Lloyds Banking Group

## 3. The Benefits and Opportunity

Against that set of challenges we can plan and innovate to create a generation of new homes and places that, in customer terms, are:

- Comfortable and healthy to live in: higher specification fabric keeps you warm in winter and better ventilation keeps you cool in summer while improving indoor air quality.
- Low energy bills and maintenance costs: better fabric reduces the demand for energy, better fittings reduce demand for water, PhotoVoltaics generate electricity for your home and car while smart controls and battery storage further reduce demand for energy and shift demand to cheaper off peak tariffs.
- Smart to manage: moving to all electrics homes unlocks smart technologies to manage and maintain the home saving time and money while improving experience.
- Planet friendly – and planning friendly: designing homes and developments that are net zero carbon, water efficient and improve biodiversity and nature will help remove planning barriers to the homes we desperately need.
- Fit for the future: zero carbon ready homes will not face costly retrofits, water smart communities will be resilient to water shortage and floods.
- Designed for changing values: homes and places will increasingly be designed for nature, for working at home and for active travel: all things we increasingly value since the pandemic.



▪ Elmsbrook, Bicester



**With cutting-edge tech and designing our homes around the needs of people, we are making zero carbon, zero bills homes the new normal. Consumers want them, and there’s commercial incentive for developers to build them. It’s a win-win for people, business, and planet alike.”**

**Greg Jackson**  
Founder, Octopus Energy

## 4. Homes Fit for the Future

### Zero Carbon in Use

Switching off fossil fuels from 2025 means homes will be zero carbon as the grid decarbonises, ultra high levels of fabric efficiency reduces energy needs while the use of solar energy and battery technology means you can run your house and car, at the same time as giving energy back to the grid, reducing or eliminating energy bills.

### Healthy, Safe and Comfortable

Better indoor air quality, improving standards of safety and avoiding overheating as our climate changes.

### Water Efficient

Better performance standards from 2025, 2030 and 2035, driven by better technologies, helping to reduce the cost burden on occupiers while reducing pressure on often strained water infrastructure.

### Low Embodied Carbon

Achieving ever improving benchmarks for carbon in the materials and construction of the home from 2025, 2030 and 2035.



**“Our customers must be at the heart of the transition to net zero. High quality, energy efficient homes that our customers love, that are affordable and easy to run, are good for business, good for nature and good for the planet.”**

**David Craddock**  
Founder, VerdeGo Group



Image credit: PRP

# 5. Places for People and Nature

## Well Designed

Developed under an integrated plan that considers how to use land efficiently achieving multiple benefits for people, community health and wellbeing, climate and nature simultaneously.

## Nature Positive

Biodiversity net gain and nature positive features mean new development will contribute to improving nature overall.

## Water Smart

Working with partners on the design and long term management of integrated water management to reduce demand for water, and to create headroom for sustainable growth.

## Connected and Accessible

Supporting active travel, sustainable lifestyles and more inclusive communities.



“Nature is in crisis, but together we can save it. We all have a responsibility to stand up and make homes for nature as we build and change the land and the environment around us. We can all be part of the solution.”

Beccy Speight  
Chief Executive, RSPB



Image credit: PRP

# 6. The Roadmap

Find out how the sector is working through the Future Homes Hub to meet new regulations and commitments:



The homebuilding and wider stakeholder community are working through the Hub with the support of the CEO Leadership Council to set out the long term roadmap for improving standards across the sector. Building on the initial Future Homes Delivery Plan, this will effectively be the sector’s Transition Plan to meeting climate and environmental targets, working in partnership with relevant Government departments including the DESNZ-led Net Zero Council, DLUHC, and Defra

and drawing on wider initiatives including the Net Zero Carbon Building standard and UK Green Building Council. This will mean being able to work with co-dependent sectors such as manufacturing and infrastructure to help make sure the system moves together.

The roadmap will be developed during 2024. Follow progress here: [www.futurehomes.org.uk/roadmap](http://www.futurehomes.org.uk/roadmap)

Topics		2022	2023	2024	2025	2026 - 2030	2031 - 2035
HOMES THAT ARE	ZERO CARBON IN USE	CONFIRMED <ul style="list-style-type: none"><li>Reduce carbon emissions by 31% (part L 2021)</li><li>Mandatory EV charging (part S)</li></ul>	CONFIRMED <ul style="list-style-type: none"><li>Government consultation on FHS2025</li></ul>		CONFIRMED <ul style="list-style-type: none"><li>Reduce carbon emissions by 75% (FHS2025)</li></ul>	TO BE DEFINED <ul style="list-style-type: none"><li>Any further steps to reach 100% reduction in emissions</li><li>Managing peak loads on the grid</li></ul>	
	HEALTHY SAFE AND COMFORTABLE	CONFIRMED <ul style="list-style-type: none"><li>Improved ventilation (part F)</li><li>Avoiding overheating (part O)</li></ul>		LIKELY <ul style="list-style-type: none"><li>Consultations on Parts K and M</li><li>Ongoing review of fire safety during 2024 and Grenfell enquiry final report.</li></ul>	TO BE DEFINED <ul style="list-style-type: none"><li>Future approach to levels for overheating, air quality, sound, space and accessibility, safety and daylighting</li></ul>		
	WATER EFFICIENT		LIKELY <ul style="list-style-type: none"><li>Defra roadmap on water efficiency and reuse in new developments</li></ul>	LIKELY <ul style="list-style-type: none"><li>Consultation on parts G and H</li></ul>	TO BE DEFINED <ul style="list-style-type: none"><li>Implementation of part G water efficiency measures</li></ul>	TO BE DEFINED <ul style="list-style-type: none"><li>Improving standards in water efficiency</li><li>Explore water reuse options</li></ul>	
PLACES THAT ARE	WELL DESIGNED, CONNECTED AND ACCESSIBLE		CONFIRMED <ul style="list-style-type: none"><li>Piloting and development of local design codes</li></ul>	TO BE DEFINED <ul style="list-style-type: none"><li>Approach to consistently achieving the aims of the National Model Design Code</li></ul>			
	NATURE POSITIVE			CONFIRMED <ul style="list-style-type: none"><li>Mandatory 10% BNG</li></ul>	LIKELY <ul style="list-style-type: none"><li>Industry led nature positive measures</li></ul>	TO BE DEFINED <ul style="list-style-type: none"><li>Approach to Environmental net gain</li></ul>	
	CLIMATE AND WATER RESILIENT	CONFIRMED <ul style="list-style-type: none"><li>Nutrient neutrality (not planned)</li><li>Water neutrality (not planned)</li></ul>		LIKELY <ul style="list-style-type: none"><li>Mandatory SuDs implemented</li></ul>	TO BE DEFINED <ul style="list-style-type: none"><li>Approach to sustainable growth in areas of water shortage and higher nutrient loads</li><li>Approach to adapting to changing temperatures</li></ul>		
PRODUCTION AND CONSTRUCTION THAT IS	LOW EMBODIED AND WHOLE LIFE CARBON			LIKELY <ul style="list-style-type: none"><li>Government consultation on whole life carbon</li></ul>	LIKELY <ul style="list-style-type: none"><li>Industry-wide measurement of WLC</li></ul>	TO BE DEFINED <ul style="list-style-type: none"><li>Future benchmarks for whole life carbon</li></ul>	
	RESOURCE AND WATER EFFICIENT					TO BE DEFINED <ul style="list-style-type: none"><li>Approach to reducing waste on site</li><li>Approach to managing water in construction</li></ul>	
	RESPONSIBLE					TO BE DEFINED <ul style="list-style-type: none"><li>Approach to improving site air quality</li></ul>	

# 7. The Sustainability Performance Framework

Topics		
HOMES THAT ARE	ZERO CARBON IN USE	<p>The Hub will develop a single set of metrics with homebuilders, Homes England, the NextGeneration Initiative and NHBC as well as lenders, local authority bodies and the wider stakeholder community to reward early adoption of standards and best practice in line with the pathway of future regulation.</p> <p>The roadmap sets out the journey for how all companies will meet progressively higher standards. At the same time there are many drivers or wider requirements for homebuilders to meet standards that are higher than regulation today. For example, these include:</p> <ul style="list-style-type: none"><li>▪ Corporate leadership and strategy</li><li>▪ Customer demand</li><li>▪ Requirements and incentives from Financial Institutions</li><li>▪ Local planning authority requirements</li><li>▪ Partner requirements from Homes England and housing associations</li></ul>
	HEALTHY SAFE AND COMFORTABLE	
	WATER EFFICIENT	
PLACES THAT ARE	WELL DESIGNED, CONNECTED AND ACCESSIBLE	<p>The Hub will therefore work with all willing partners to help develop a single framework for sustainability metrics and good practice that is in line with future regulatory requirements. This is against a backdrop where sustainability requirements and frameworks are becoming fragmented making it harder for the industry to move quickly at scale to improve standards, or for supply chain to respond to demand.</p> <p>The framework will:</p> <ul style="list-style-type: none"><li>▪ Agree a consistent set of metrics and how they should be measured and reported</li><li>▪ Advise where it may be appropriate to adopt future regulatory standards and best practice early</li><li>▪ Set out good practice measures and feasibility in terms of customer, cost and supply chain</li></ul>
	NATURE POSITIVE	
	CLIMATE AND WATER RESILIENT	
PRODUCTION AND CONSTRUCTION THAT IS	LOW EMBODIED AND WHOLE LIFE CARBON	
	RESOURCE AND WATER EFFICIENT	
	RESPONSIBLE	



▪ Grand Union, Brent



“Homebuilding has a key role to play in achieving net zero, strengthening local communities and delivering the productivity growth our country needs. But to achieve all this we need to regenerate the brownfield land within our towns and cities to create the beautifully designed mix-use neighbourhoods of the future. This is about truly sustainable living, where low carbon homes are built close to shops and amenities, transport links, natural spaces and the economic opportunities a healthy and well-connected community needs.”

**Rob Perrins**  
Chief Executive, Berkeley Group

# 8. The Conditions for Delivery

The recipe for delivering affordable sustainable homes, cost effectively, safely, at scale;



### Certainty

We know change takes time. It requires planning, investment and innovation, homes and layouts need careful redesigning and testing, land purchases and planning applications will change, while skills and supply chains need to invest and mature too. That is why a clear roadmap is essential, with certainty through to net zero and other sustainability goals. There should be certainty of outcomes and flexibility in how to meet them.



### Consistency

Consistency between national regulations and local planning requirements is vital to improving standards of sustainability quickly, as well as with statutory advisers. Alignment in the requirements of different partners such as social housing providers and finance will also help achieve better outcomes.



### Coherence

Homes and communities need to achieve multiple objectives simultaneously. Coherence for example between energy efficiency, safety, overheating, inclusion and design objectives, which are governed variously in different parts of the building regulations and through planning conditions, is vital to achieve the best outcomes.



### Customer and Community-focus

Ultimately, homes need to be designed and built around the needs, today and tomorrow, of people, including existing communities.



### Collaboration

We can only achieve better homes and places at scale if we work together.



■ The Rectory at Southbank, Newton Kyme

# 9. The Partnership Imperative

Collectively we will only achieve the vision of a generation of high quality, affordable and sustainable homes and communities, if we all work in partnership, playing our respective roles.



“Partnerships and collaboration is key. It is clear that there is a shared purpose across the industry to deliver sustainable, affordable homes, both for our customer and for the world we live in. It’s an exciting time to be part of the homebuilding sector, working in new ways to build even better homes that will leave a positive legacy for future generations.”

Greg Fitzgerald  
Chief Executive, Vistry Group

### Government

A co-created roadmap, with clear and consistent standards formalised in national building regulations and a planning system that secures the best locations for new homes.

### Local government

Local planning requirements must align with the overall plan for improving performance standards at national level. For example, avoiding divergence of local energy standards that make it harder to accelerate improvement in standards at national level, and avoiding conflict between local planning conditions and new requirements of building regulations.

### Finance

Green finance unlocks the value of sustainable homes for customers, sustainability linked loans and incentives enable delivery of affordable sustainable homes and places at scale.

### Supply chain and infrastructure

Shared vision and plan to ensure the best, most cost-effective solutions can be securely supplied at scale, and that infrastructure is ready for the changing demands of low carbon homes at scale.

### Homebuilders

The sector work together and share solutions to de-risk the transition, reduce the cost of change and support the whole industry, including SMEs.

### Other sectors

We need to collaborate with other sectors that are co-dependent in meeting our climate goals. We must also work with other sectors who shape our shared natural environment so that we all contribute fairly to the improvement of the natural environment.



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