



**Future
Homes
Hub**

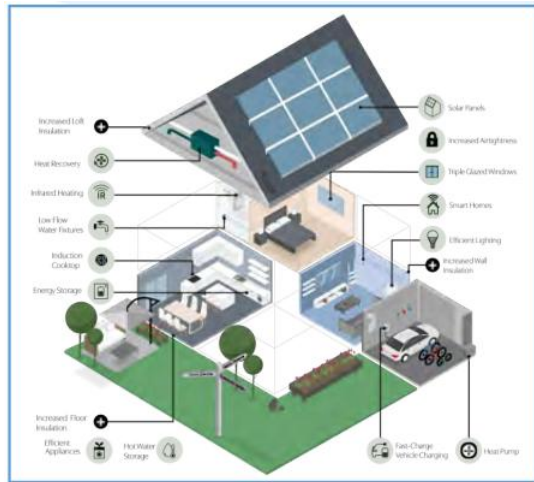
Collaboration for the New Homes Sector

*Helping to Meet the Climate and
Environmental Challenges Ahead*

Structural Timber Conference
1st October 2025

Future Homes Hub goals

1



- High quality homes that are zero carbon ready

2



- Places and developments that are nature rich, resilient and healthy

3



- Production and construction methods that support this

4



- Business operations in line with Race to Zero

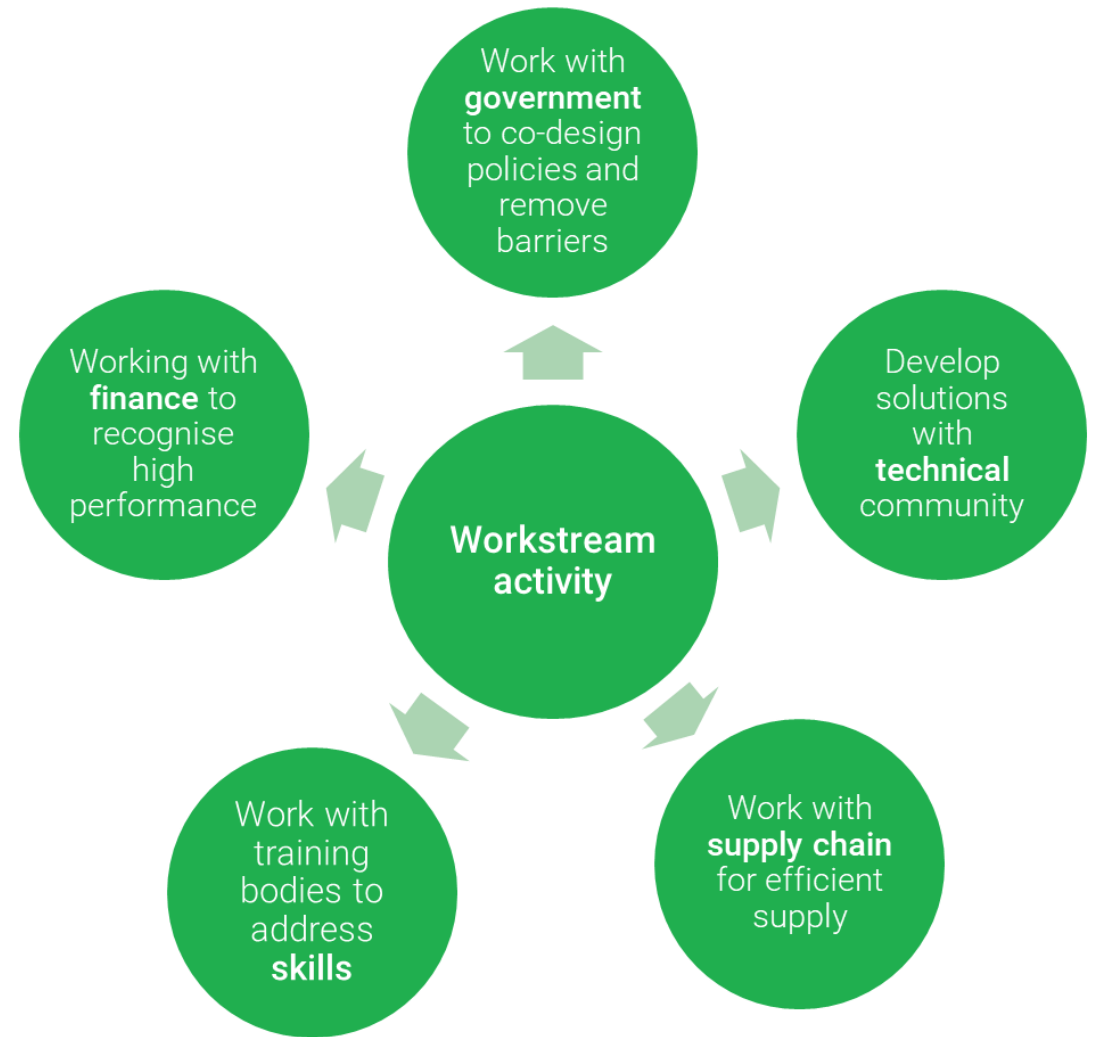


How the Hub operates

Output delivered by expert and task groups incorporating relevant stakeholders and industry specialists

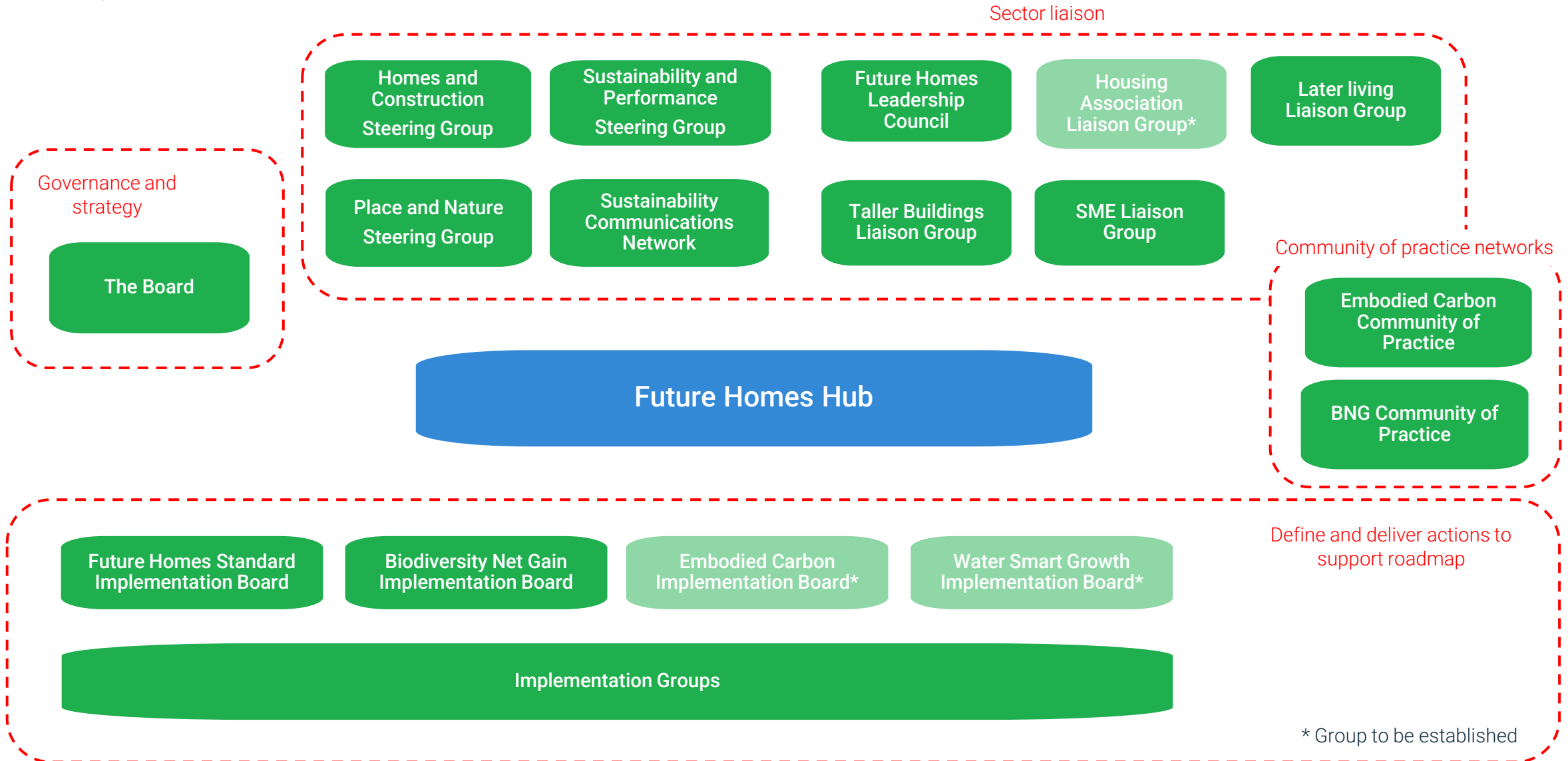
Outputs include

- Technical guidance and calculation tools
- Liaison with government and policy makers
- Sharing best practice / lessons learned



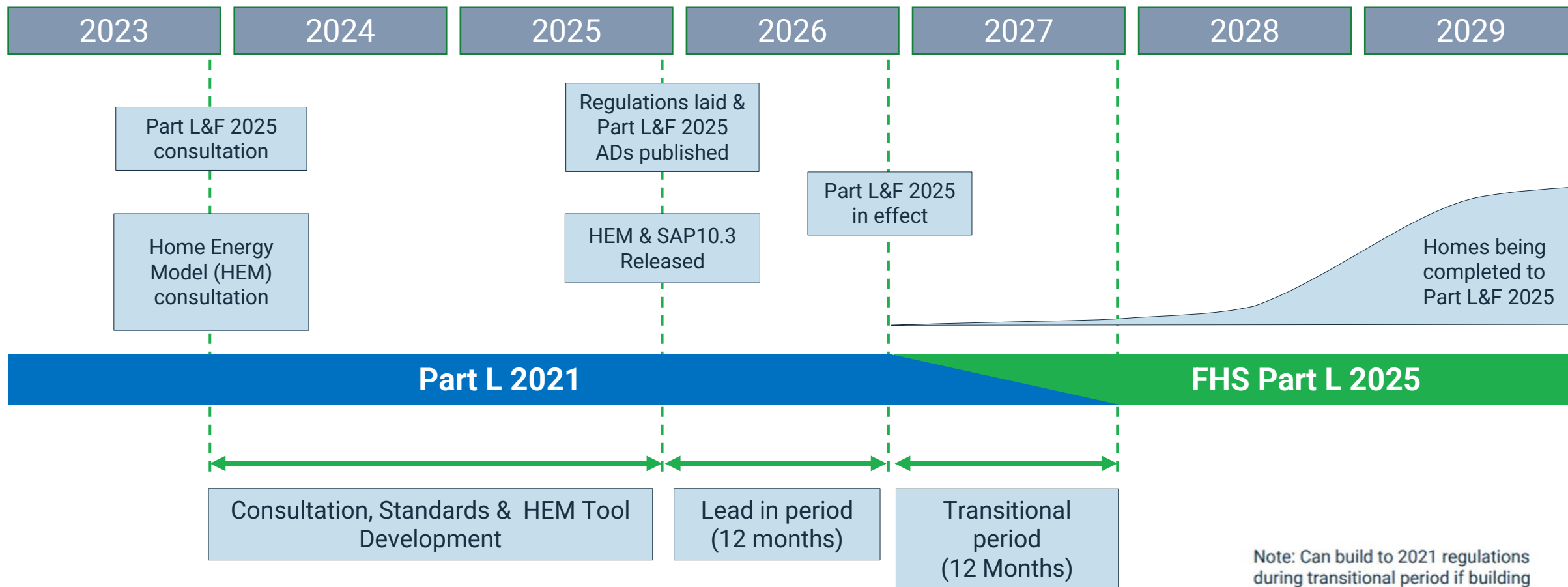


'Bringing together the right people, at the right time, to answer the right questions...'





Future Homes Standard Timeline (FHH Working Assumption)



Note: Can build to 2021 regulations during transitional period if building notice is submitted prior to transitional period, and individual units commenced before end of transitional period (definition of commencement as per Regulation 46A).



Refining the FHS 2025 Task Group

In numbers:



170 people



20 work groups



8 weeks



2 Day in-person meeting



"The Future Homes Standard is likely to be the biggest jump in energy efficiency of our new homes in a generation."

Catherine Adams, Director Net Zero (DLUHC)



Post Consultation Technical Liaison

July meeting with Government Ministers

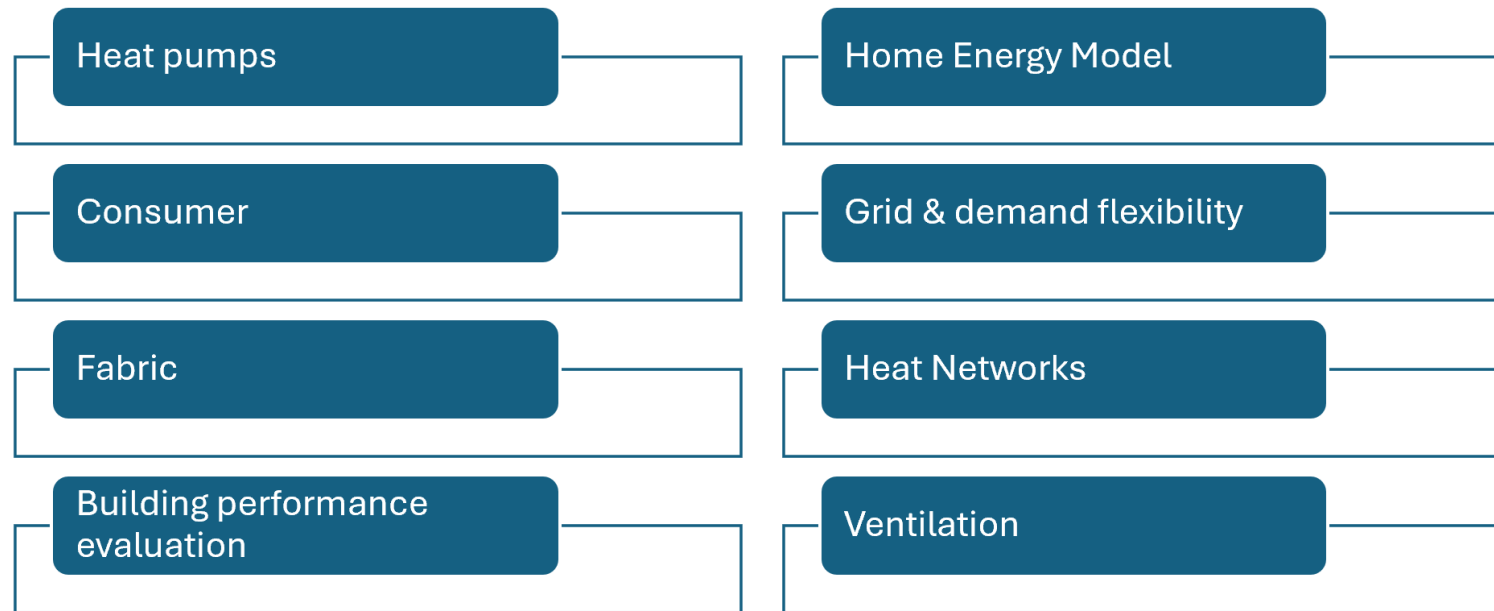
- The Hub convened a meeting with Ministers Baroness Taylor (MHCLG) and Miatta Fahnbulleh (DESNZ) and a cross section of home builders to set out the key residual challenges to implement the Future Homes Standard
 - Functional and notional requirements for PV
 - Clarity on the methodology for determining Max Fit for PV
 - Need to ensure customer demand for and confidence in high performing new homes





FHS Implementation board

- Brings together industry leaders, key stakeholders and relevant government bodies to anticipate, identify and monitor the key issues and actions required to secure successful delivery of Future Homes Standard 2025.



Additional Implementation Groups are being set up to identify and resolve challenges for **PV** and **Overheating**.

Consumer IG: sharing good practice

Learning from Delivering FHS Homes at Scale – Developer Interviews



Hayfield Homes
Borley Hill Road
Adderbury
Oxfordshire
OX17 3HF
hayfieldhomes@hayfieldhomes.co.uk
0800 161 5414
HAYFIELDHOMES.CO.UK



These learnings are not an admission or endorsement of any solution, technology or approach used by the developer.

EPC A Rated Show Home, Adderbury, Oxfordshire

MARKET LEADING EPC A-RATED SPECIFICATION, AS STANDARD

Overview

- 175 homes per year
- Regional SME home builder
- Semi-rural setting
- Mid to upper private market
- 100% heat pumps & u/floor heating
- FHS Improved fabric & EV charging
- Solar PV (site specific option)
- 6-year experience (FHS type homes)

Pain Points

- Getting HP design right
- Ensuring correct HP specification, installation & commissioning
- Initially used split HP system, but moved to monobloc HP
- HP trades people competency
- Promoting energy saving costs

Success Factors

- Promote carbon savings of home not energy cost savings
- Manufacturers sign-off HP installs
- QA & CC processes/dept restructured by S&M Director to ensure a customer focused experience
- Reservation process (critical stage), to walk customer through detail
- Competent and known HP trades people on sites only (mandated)

Learning Points

Reservation Process

- Critical stage, explain and manage expectations lifestyle changes, low temp heat format, energy bill expectations, record for NHQB compliance

Leadership

- Sustainability and low carbon principles are embedded in business strategy, product offering and legacy
- CEO/Leadership team are advocates

Heat Pump Learning

- All key staff trained at HP school (Daikens)
- QA staff set up heat pump timings, temper to suit buyers' preferences (1-2-1)
- Only use monobloc system, with twin condenser and minimal below floor joints
- Location is key: noise, patios, access, near roads
- Manufacturer signs-off HP installation
- Design is critical- don't undersize systems
- Offer a service package to customers
- Employ their own HVAC engineer

Hayfields Dos

- Engage early with buyers, key stage is at reservation meeting point
- Continually educate and manage consumer expectations
- Only use competent HP installers

Quality Assurance

- HP tradespeople are trained and registered, zero tolerance for use of nonskilled people
- QA & customer care is independent of construction, governed by Group S&M Director (client facing)
- HP manufacturer sign-off installations

Sales & Marketing

- Promote homes as EPC A-Rated
- Major on low carbon, not reduced energy bills

Customer journey - home buyers

Marketing	Sales	Pre-handover
<p>Focus on:</p> <ol style="list-style-type: none"> fossil-free all electric homes as the new normal future-ready homes reducing the household's climate impact the reduced heating needs compared with older homes energy cost savings if linked to smart time of use tariffs greater indoor comfort levels during colder winter and hotter summer periods no costly and disruptive retrofit works needed as FHS homes are already well insulated and fossil fuel free <p>Don't focus on:</p> <ol style="list-style-type: none"> reduced energy bills alone 	<ol style="list-style-type: none"> Align sales pitch with marketing messages Develop site-specific FHS customer guidance Provide sales staff with comprehensive training on everything FHS Progressively introduce the low energy and low carbon features Clearly communicate how to ensure lowest energy bills Reiterate FHS benefits at reservation stage 	<ol style="list-style-type: none"> Schedule in home 'walkarounds' as the home is nearing completion, typically two weeks before handover Actively support homebuyers during handover focusing on specific technologies in the their home and the availability of associated smart time of use energy tariffs

Consumer Journey Good Practice Guide



Sellers & Buyers Guides



Webinar: Preparing for the Future Homes Standard: A Practical Guide for Sales and Marketing Teams



Future Homes Standard
**Home Buyer Customer Journey:
Developers Good Practice Guide**



ROSS HOLLERON
Head of Homes and
Construction



TOM DOLLARD
Partner in Sustainability and
Innovation at Pollard
Thomas Edwards.



HANNAH RAPSON
Technical Innovation
Coordinator at Vistry Group.



LOUISE CHAMBERLAIN
Group Head of Sales
Performance at Bellway.

Date / time:

Friday, 3 October 2025 - 13:00PM - 14:00PM.



Scan QR code to [Register for the Webinar](#)
on the Future Homes Hub website

Fabric IG: Mapping information and process gaps

		Overall IG Readiness	Themes						
			Standards (for: design, installation, commissioning, maintenance etc.)	Knowledge, skills & training supporting structures	Scaling (products & competent people)	Building/ installing as designed	Ensuring expected performance	Householder experience & knowledge	Homebuying market environment
			Standards	Competency	Scaling	Process	QA	Satisfaction	
Fabric IG - Readiness	Large/Med	G	G	G	G	AG	AG		
	Small/Micro	A	G	A	A	RA	A		

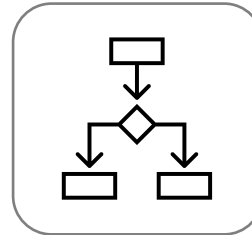
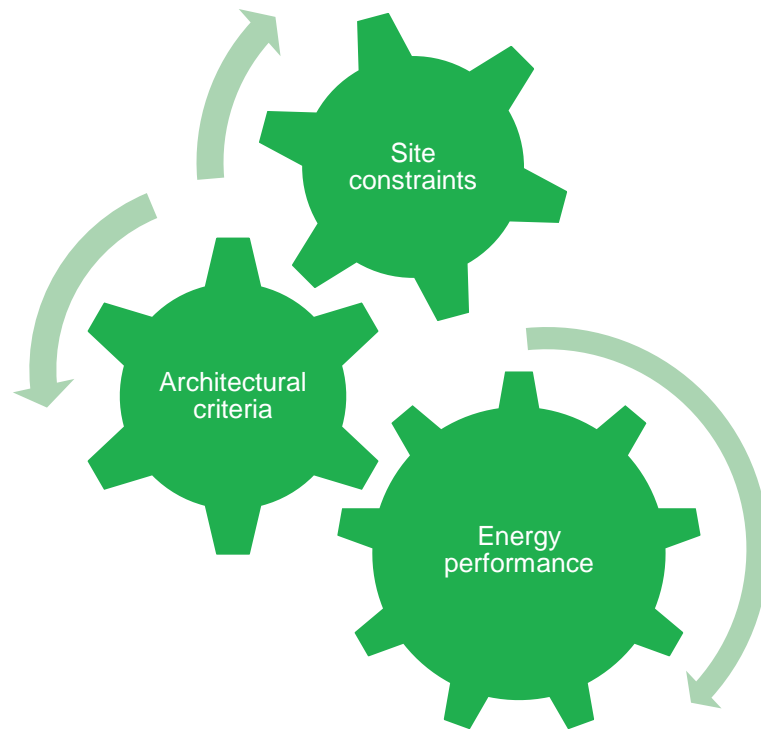
- The challenge is complex
 - Especially micro / small homebuilders
- Existing information gaps & silos
 - People / knowledge / format
- Limited joined up thinking in the value chain

Fabric IG: How to solve the fabric detailing puzzle?

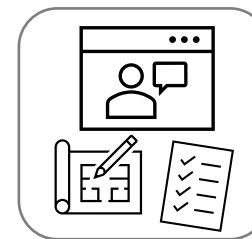
Success needs collaboration

Requires informed decision making

Practical solutions



- House type features
- Main fabric selection



- Best practice guidance
- Tools & process

- Technically feasible
- Commercially viable

- Site managers
- Sub - contractors



BNG Implementation Board

- Work with the Government to overcome barriers to implementation, to help developers with the information and tools to implement BNG successfully and to coordinate with wider initiatives that support natural systems and green infrastructure.

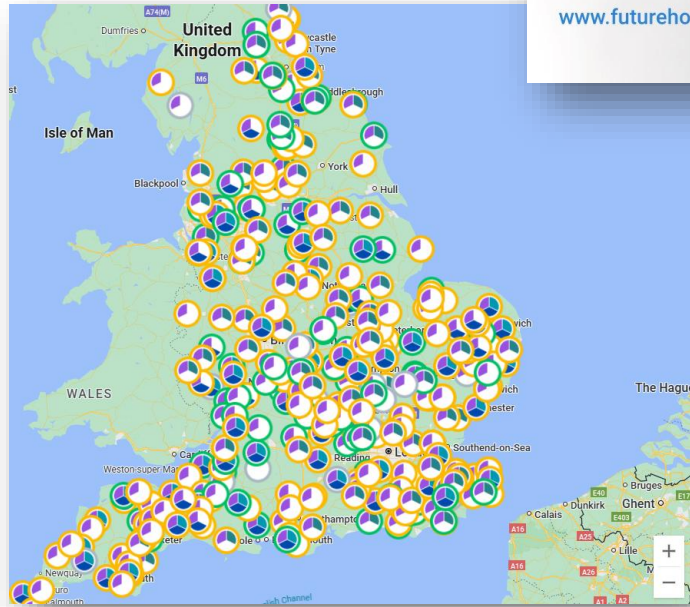
BNG Offsite Markets

BNG Nature Tech



Biodiversity Initiatives

- BNG Unit Finder
- Homes for Nature
- BNG Good Practice Guidance



Downloadable files:

Combined key resources for the implementation of BNG

Project team checklist to support the implementation of BNG on projects

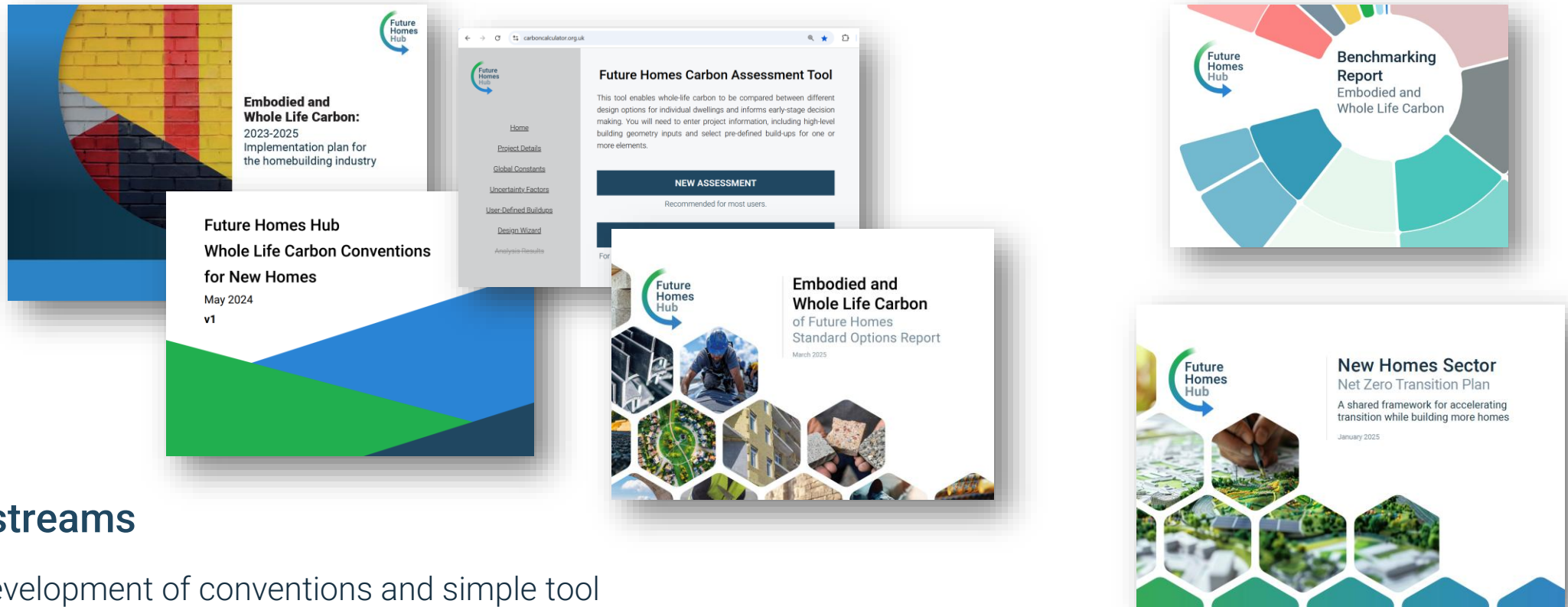
Full text version of the BNG Good Practice Guidance

See the [BNG Good Practice Guidance](#) on the Future Homes Hub webpage.

What about embodied carbon?



Preparing the sector for mainstream measurement and reduction of WLC



Workstreams

1. Development of conventions and simple tool
2. Measurement and disclosure – pilot programme
3. Comparative study – low carbon options
4. Support EPD data being available and easily comparable

- Shared long-term emissions reduction pathway
- High-level delivery plan



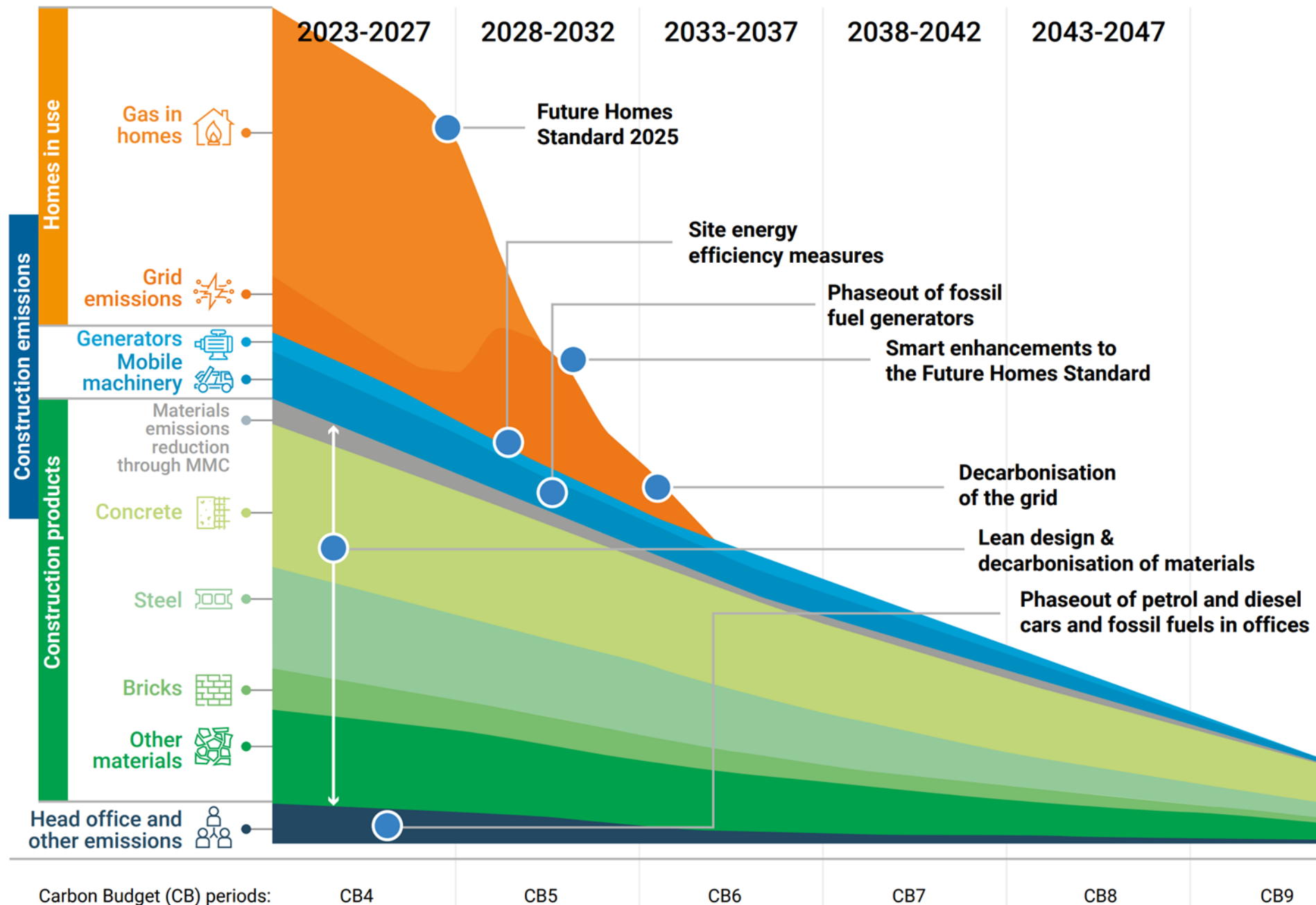
New Homes Sector Net Zero Transition Plan

A shared framework for accelerating
transition while building more homes

April 2025



Download the [New Homes Sector Net Zero Transition Plan](#)
from the Future Homes Hub website



The homebuilder commitment

Companies commit to reducing emissions in line with the Sector Transition Plan, by:

- **Collaborating** on shared activities and mechanisms to reduce emissions at scale
- **Sharing information, expertise and research** where appropriate
- **Sharing data on emissions** by disclosing according to the sector sustainability metrics



BARGATE



Bellway



croudacegroup



gleeson



McCarthy Stone



Taylor Wimpey

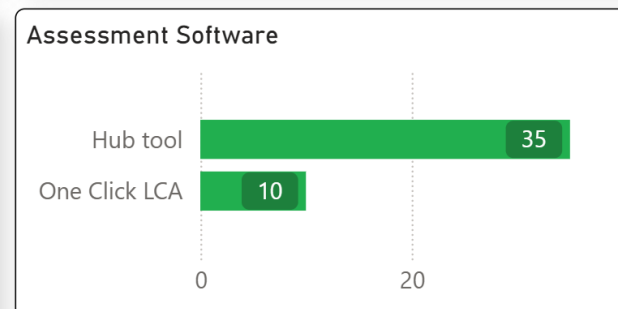
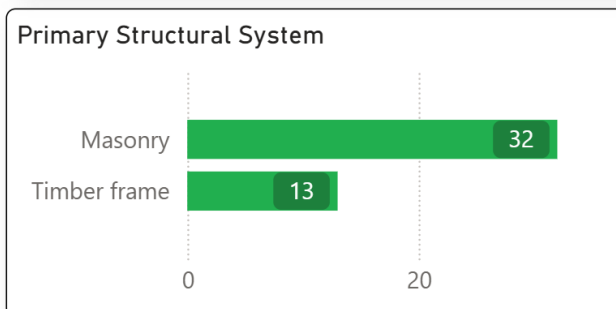
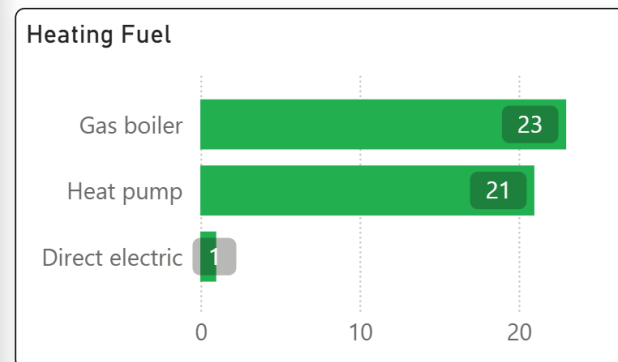
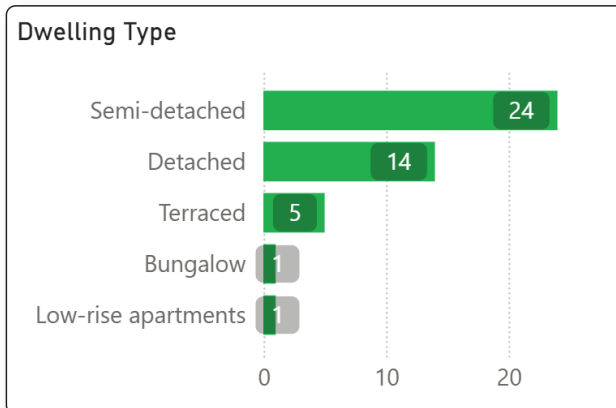
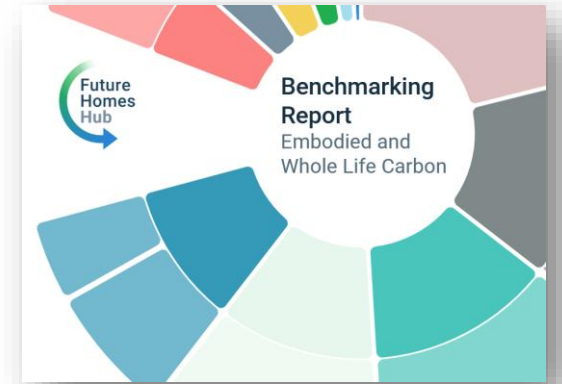


Vistry Group



WLC benchmarking study 2025

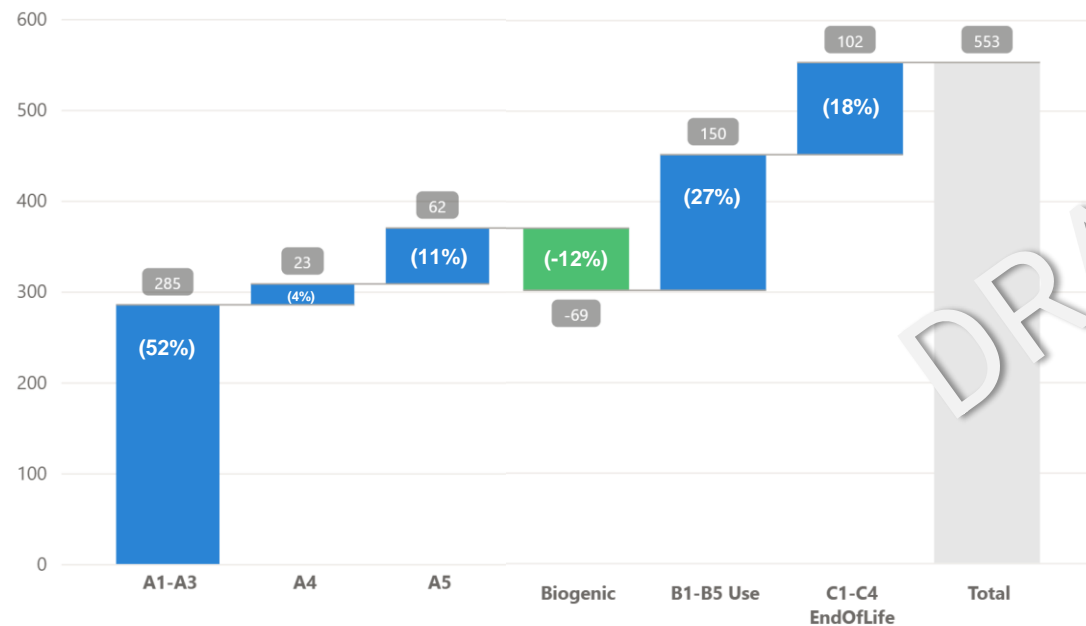
- 17 homebuilders and housing associations
- 45 assessments



Breakdown by building element & lifecycle stage

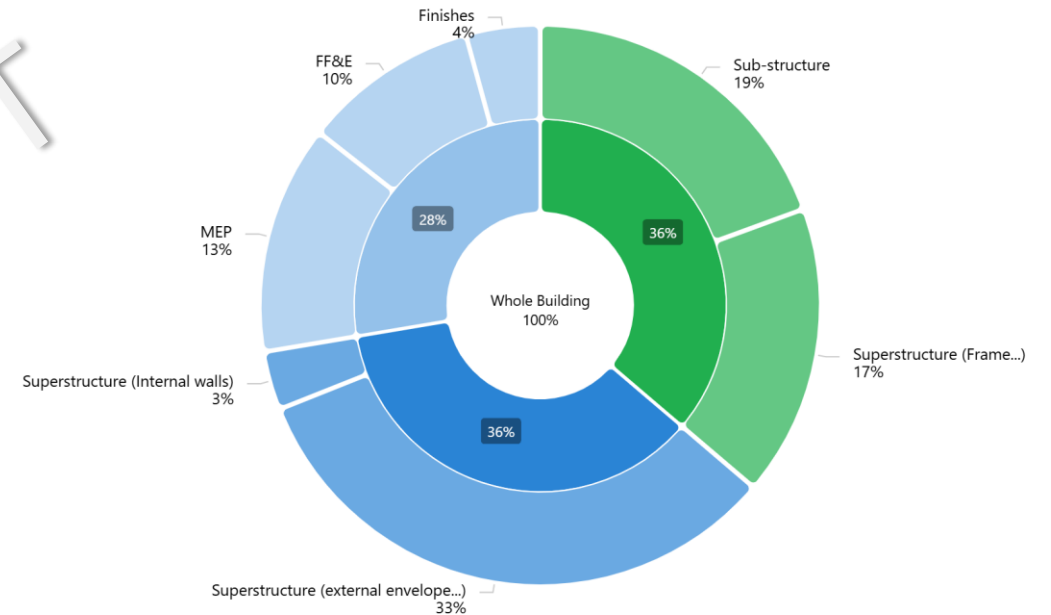
Whole Life Embodied Carbon

(kgCO₂e/m²)



Embodied Carbon [A1-A4]

(kgCO₂e/m²)



Element Group

- 1-2.4 Structural
- 2.5-2.8 Envelope
- 3-5 Internal





Future Homes Carbon Assessment Tool

Future Homes Carbon Assessment Tool

Future Homes Hub

Project Details

Step 1 / 4

Provide some general details about your development.

* These properties are recorded in the design summary sheet.

Project Name

Assessor Name

Dwelling Type
E.g. Detached House, Bungalow etc.

Number of Occupants

Location (Town / City)

Future Homes © 2024 (V1.0.0)

Project details

Future Homes Carbon Assessment Tool

Future Homes Hub

Global Constants

Step 2 / 4

These properties apply to all building design options.

Number of Homes

Number of Storeys

Floor-to-Floor Height

Gross Internal Floor Area (GIA)

Demolished Gross Internal Floor Area (GIA)

Future Homes © 2024 (V1.0.0)

Global constants

Future Homes Carbon Assessment Tool

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Design Wizard

Step 3 / 4

Option: Option A

BACK NEXT

Ground Floor
SELECT ONE TYPE

Ground floor insitu (ground bearing)
FHH-BU-3.1

Ground floor insitu (suspended)
FHH-BU-3.2

Suspended beam and aircrete block
FHH-BU-3.3

Future Homes © 2024 (V1.0.0)

Design wizard

Future Homes Carbon Assessment Tool

Future Homes Hub

Analysis Results

Step 4 / 4

Compare carbon performance between your design options.

Blank and/or unselected fields could lead to unintended gaps in the WLC Results.

Results rely on user inputs and build-up selections - for example, Ground Floor Area and the Ground Floor build-up are both needed to calculate the WLC of ground floor slabs.

SEND RESULTS TO EXCEL

RETURN TO PROJECT DETAILS

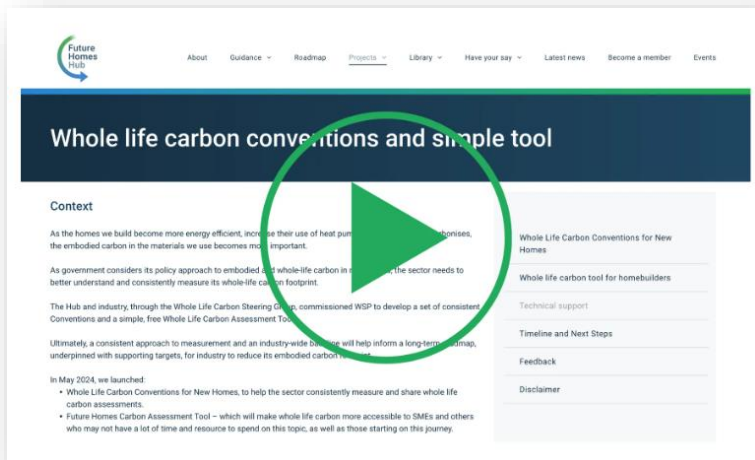
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Analysis results



Future Homes Carbon Assessment Tool

- Elemental approach to estimating quantities
- Library of common buildups for fabric elements
- Generic impact factors for materials used in these buildups
- Benchmark figures for embodied carbon impacts associated with MEP and FF&E



Scan QR code to get started with the
[Future Homes Carbon Assessment Tool](#)



Environmental metrics



JUST LAUNCHED:

New Homes Environmental Metrics

The sector-wide tool for consistent, credible
environmental reporting across the new homes industry.

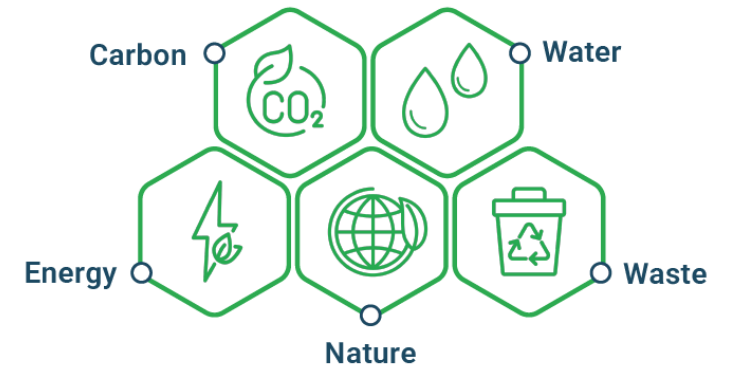


Why this matters?

No more fragmented data requests.

No more conflicting definitions.

Just one framework—creating clarity, cutting duplication,
and helping the whole sector move forward together.



Five simple, practical core metrics

A clear, shared language covering all key
environmental themes.





Call to action

- Engage with us and others across the sector to support the Future Homes Hub Net Zero Transition Plan for the new homes sector
- Join us at the **Future Homes Conference** on November 13th at QE2 Conference Centre
 - Future Homes Standard
 - Embodied Carbon
 - Water
 - Nature restoration





Thank you



- We have a plan
- It is a sector-led plan
- We're delivering the plan

www.futurehomes.org.uk