



One plan: enabling sustainable growth

November 2025





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Building Change: One plan for sustainable growth

The housing sector faces a defining moment. We are building in a time of challenge - economic headwinds, planning uncertainty, and rising costs – but also in a time of opportunity.

The need for more and better homes has never been greater, and sustainability is not a barrier to growth. It is the route to long-term success.

Ed Lockhart
Chief Executive of the
Future Homes Hub



To be successful, we must put our customers and our communities at the heart of everything we do. This means building energy efficient homes, with smart technology that enables better, healthier and more affordable living. This means creating places that people love, with nature on the doorstep and where communities can grow.

One Plan: Enabling Sustainable Growth sets out how the new homes community is coming together to realise the fundamental opportunities of our time. Through deep collaboration, we can create certainty, consistency, and confidence so that every business, of every size and shape, can invest, innovate, and be successful.



David Thomas
Chairman of the Future
Homes Hub and Chief
Executive, Barratt Redrow

The plan sets out the long-term roadmap we need, as well as the insight, the tools and the connections we require to move forward at scale. This includes shared metrics for the first time, covering carbon, energy, water, nature, and waste, and creating a common language for performance and value across the sector.

This is about genuine partnership. The Implementation Boards, which bring industry and government together, are working to develop practical, deliverable solutions in critical areas, such as the Future Homes Standard, Biodiversity Net Gain, embodied carbon, and water management.

Since we met last year, the world around us has continued to change. Housing delivery is under pressure, and viability is a real concern. As well as short-term solutions, we also need to stand back and look at the long-term conditions required to successfully build more and better homes.

While the Future Homes Hub has focused on core issues, such as carbon, energy, water and nature, we are seeing wider challenges coming to the fore. How we can simultaneously build better, more affordably

and with more certainty, how we can make more efficient use of constrained land and how can we adapt to an aging workforce. Collectively, we need to address these systemic issues if we are to secure sustained, sustainable growth for our industry. The Hub will deepen the conversation about we can play our part in tackling these issues in the coming months.

The Future Homes Hub will continue to support you and the wider industry, not only by facilitating partnership between the homebuilding community and Government, but also by providing a knowledge centre, technical guides, webinars, site visits and case studies, so that every company can move quickly and smoothly on this journey, and getting it right for our business and our customers first time.

The One Plan is about every organisation involved in the delivery of new homes working together to build better businesses, better homes, and better places to live. Working together, we can make this plan a reality.



The Roadmap defines the outcomes for the sector and describes the enabling actions to deliver them. Working together with Government, it provides a framework for the new homes sector to collaborate with wider industry, signposting change and defining the activities to smooth the path of transformation.

The long term framework

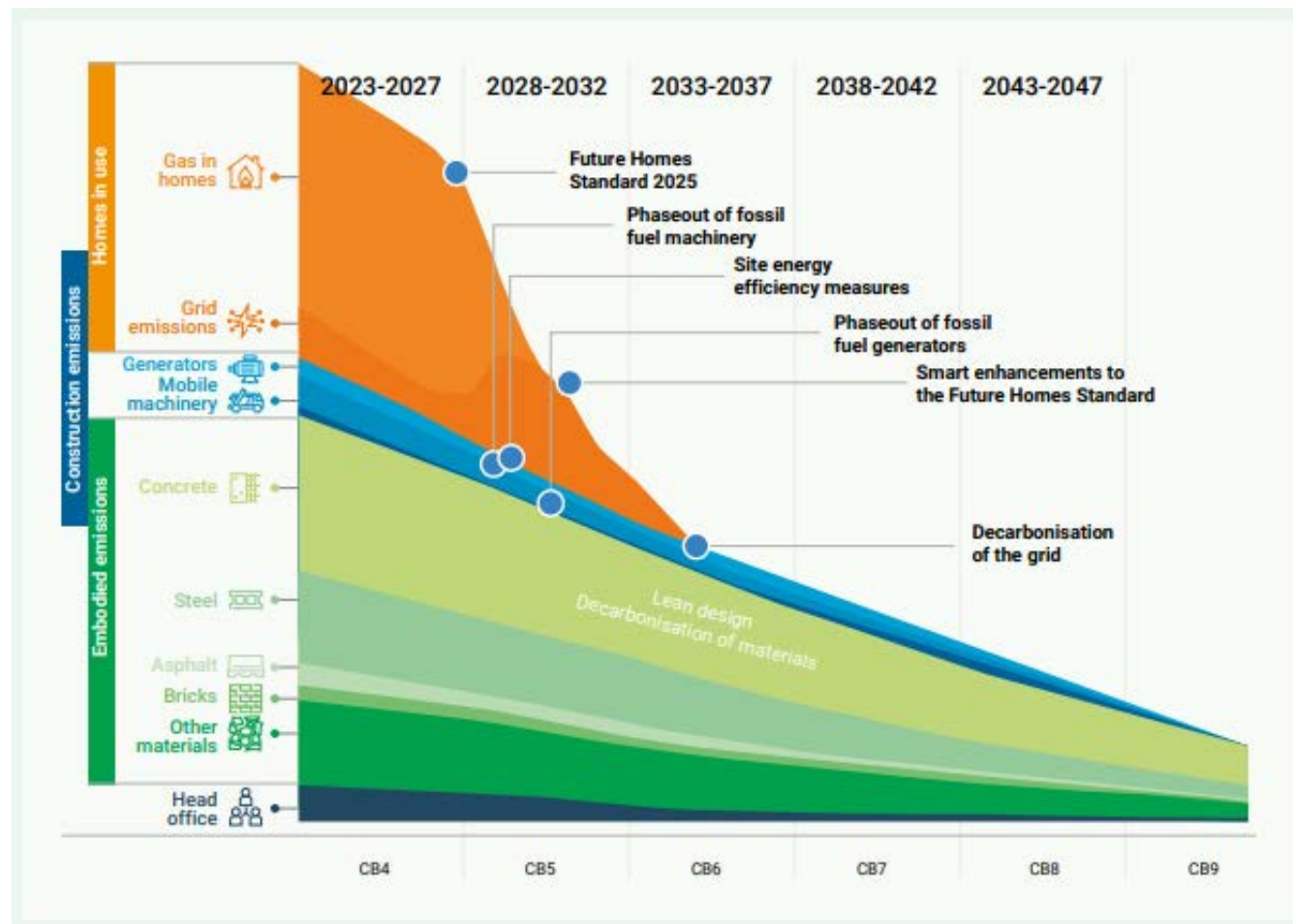
The sector Roadmap

Legend:		Collaboration between government and industry		Industry-led initiative		Government-led initiative		Period of stability to enable FHS and other changes to bed in with early work to define more coherent and consistent standards for the 2030s.		
	Topics		2025 and 2026	2027 - 2030		2031 - 2035		Beyond 2035		
Homes that are		Outcomes	Reduced carbon emissions by 31% Charging points for electric vehicles	Zero-carbon ready homes (>75% reduction in emissions)		Homes zero carbon in operation				
	ZERO CARBON IN USE	Enablers	Publish 2025 Future Homes Standard and HEM	Potential future regulation to address peak loads, energy measurement and performance, and align local requirements with national policy Grid fully decarbonised						
			Embedding and improving the Part L 2021 regulation							
			Reducing delivery risk through the FHS Implementation Board, with specialist groups addressing heat pumps, heat networks, consumer, grid, PV, overheating, fabric, HEM and ventilation							
	HEALTHY SAFE AND COMFORTABLE	Enablers	Consultation on parts K and M Regulation on overheating and ventilation	Future approach to levels for overheating, airquality, sound, space and accessibility, safety and daylighting						
	WATER EFFICIENT	Outcomes		105 lpppd & 100 lpppd in water stressed areas		100 lpppd & 90 lpppd in water stressed areas		90 lpppd & 80 lpppd in water stressed areas		
		Enablers	Consultation on Part G including proposals for water reuse							
			Water sector and new homes sector proposals for water-smart communities	Establish community of practice to facilitate shared learning						
			Establish water smart growth board to support regulatory requirements			Scale up water re-use and recycling				
	Places that are	WELL DESIGNED, CONNECTED AND ACCESSIBLE	Outcomes	10% biodiversity net gain	Places that are low carbon, nature rich, resilient and well designed					
NATURE POSITIVE		Enablers	New towns commission report Updates to the National Design Guide and National Model Design Code	Collaborate on measures and standards to deliver sustainable and resilient places at scale, including designing for mulitple benefits, considering long term stewardship and nature and water offset policies						
			BNG implementation board							
			Industry-led nature positive measures (Homes for Nature)							
CLIMATE AND WATER RESILIENT			Mandatory SuDs consultation							
Production and construction that is	LOW EMBODIED CARBON	Outcomes		25% reduction in embodied carbon		55% reduction in embodied carbon		75% reduction in embodied carbon		
		Enablers	Work with the government to establish an efficient approach to reducing embodied carbon							
			Delivering solutions through the proposed embodied carbon Implementation Board							
			Mainstream measurement of embodied carbon							
			Collaboration with materials suppliers to define procurement roadmap of low carbon materials Design rationalisation to remove carbon-intensive products							
				Phase out of fossil fuel generators on site		Phase out of direct purchase of fossil fuels onsite Head office sites and cars off fossil fuels		Phaseout of all fossil fuel on site and head office		
	RESOURCE AND WATER EFFICIENT		Establish circular economy task force	Approach to reducing waste on site Approach to managing water in construction						
	RESPONSIBLE		Develop financial instruments and valuation processes that reward high quality, sustainable homes and developments							
			Launch and report against consistent set of sustainabilty metrics to demonstrate site, company and sector-level progress				Approach to improving site air quality			

The long term framework

Coordinated transition plans

Long-term plans, created by the sector provide the certainty for home builders and the value chain to invest in technologies and strategies for change.



New Homes net zero transition plan

In April 2025, the Hub published the [Net Zero Transition Plan](#) for the sector, laying down a shared pathway and framework for decarbonising new homes.

The plan, drafted by the sector has been adopted by the Net Zero Council as part of the coordinated UK plc transition plans and defines the pathway, areas of collaboration within the sector and interaction with other sectors to deliver a viable transition.

Thirty-five home builders have committed to contribute to sectoral decarbonisation in line with the Transition Plan, by:

- Collaborating on shared activities and mechanisms to reduce emissions at scale
- Sharing information, expertise and research
- Sharing data on emissions.

Roadmap for water efficiency

Government's [Environmental Improvement Plan](#) included the core recommendations from the sector's water efficiency roadmap – [Water Ready](#). The report recognised that, if nothing changed, the country would be short of 6 billion litres by 2050, and sets out the conditions to enable housing growth while tackling this shortfall.

The roadmap proposes a trajectory for improving water efficiency in new homes, looking ahead to 2035, so that industry has confidence and clarity to invest, innovate and deliver new homes that work for people and nature.



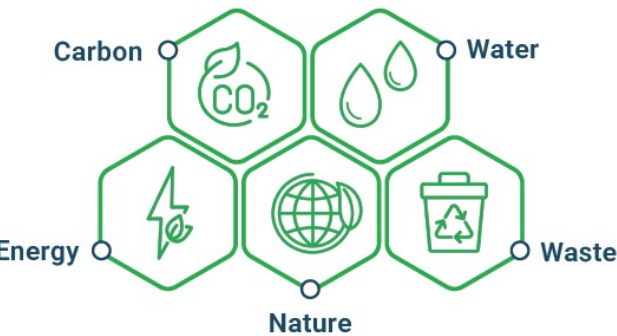


The long term framework

Environmental metrics

The Future Homes Hub has worked with home builders, the Next Generation Initiative, Homes England, financial institutions and other relevant bodies to develop and agree a single set of **climate and environmental metrics** for new homes. These metrics create a common language for sustainability performance in the new homes sector, reducing duplication and providing a credible and consistent way to measure performance on five key areas: carbon, energy, water, nature, and waste.

This is a critical step to ensure that progress can be measured at development level, company level and at sector level to give confidence in reporting and outcomes.



Finance and valuation

Major financial institutions are collaborating, through the Hub, to align with the metrics and recognise a standardised approach for new homes.

In addition, the Hub’s valuation and lending group is working with home builders on the information needed to change valuation practice and inform the design of financial products that reward sustainable homes. Four workstreams are underway to support this:

- (i) Cost differential: comparing the sales value and resale value of low-carbon homes.
- (ii) Energy use: understanding energy use in developments with heat pumps against other similar-sized homes using conventional heating.
- (iii) Consumer attitudes survey: Launching a customer attitudes survey to support introduction of the Future Homes Standard as well as understanding attitudes to other low carbon and sustainable features.
- (iv) Education campaign: to inform valuers of the benefits and impact of homes built to current and future standards

The metrics

 HOMES THAT ARE: ZERO CARBON IN USE	Average operational carbon intensity of completed homes	
	Average energy use intensity design of completed homes	
	Average SAP rating of completed homes	
	Average kWp for PV	
	Completed homes with means in place to compare predicted and actual energy consumption	
WATER EFFICIENT	Completed homes which are zero carbon ready	
	Average internal water efficiency of completed homes	
 PLACES THAT ARE: WELL DESIGNED, CONNECTED AND ACCESSIBLE	Completed homes built < 800m of a public transport node, accessible through active travel modes	
	Completed homes with key amenities located <1000m of the home via safe pedestrian routes	
	Placemaking policy and/or strategy	
NATURE POSITIVE	Total and average project Biodiversity Net Gain (BNG)	
	Number of FHH ‘Homes For Nature’ measures	
CLIMATE AND WATER RESILIENT	Climate change adaptation policy and/or strategy	
 PRODUCTION AND CONSTRUCTION THAT IS: LOW CARBON	Total emissions (Scope 1 & 2 Future Homes Hub modification)	
	Total energy use (Scope 1 and 2) (Future Homes Hub modification)	
	Upfront embodied emissions (A1-A5, homes only)	
	Whole life embodied emissions (A1-C4, development wide)	
	Whole life embodied emissions (A1-C4, homes only)	
	SBTi Commitment	
RESOURCE AND WATER EFFICIENT	Construction waste intensity	
	Metered mains water intensity on site	
	Proportion of construction waste diverted from landfill	
RESPONSIBLE	Sustainable procurement policy and/or strategy	

Core metrics (in orange) are designed for use by all developers including SMEs

Extended metrics (in grey) are intended for larger developers with more mature approaches

Policy Implementation

Future Homes Standard Implementation Board

Government has confirmed the Future Homes Standard will be published in 2025 that will remove gas boilers and other carbon-intensive heating and include a requirement for PV panels. All new homes will then be 'zero carbon-ready', meaning that they will be zero carbon once the electricity grid has been decarbonised.

The Hub is supporting successful delivery of the Future Homes Standard at scale through;

- **Future Homes Standard Implementation Board**, co-chaired by MHCLG, to bring together industry leaders, key stakeholders and relevant government bodies to anticipate and identify the key issues and pursue and monitor the actions required
- Setting up groups of experts to support implementation - see current focus areas (next page)
- Sharing knowledge through pilots and demonstrator projects.

Following publication of the approved documents, the Hub will ramp up support, particularly for SME developers, by arranging technical conferences, site visits, webinars and targeted communications.



Seven Essentials for Future Homes Standard Readiness

- 1. Lead early, learn fast and continuously improve:** Commit to gaining early, hands-on experience.
- 2. Prioritise grid readiness:** early engagement with Distribution Network Operators (DNOs) to secure appropriate grid connections.
- 3. Own the customer journey:** Focus on progressively introducing important messaging in marketing, sales, handover, and aftersales.
- 4. Evolve your design:** Carefully considered design decisions now matter more than ever for comfort, health, performance, and cost. Detailed design will demand even closer attention and must be reflected in HEM.
- 5. Get heating right:** Treat heating system design as a critical technical discipline.
- 6. Build as designed:** Getting all the homes details right, from design through build to commissioning and handover, is critical for delivering great outcomes.
- 7. Commission with care:** Insist on the highest standards of commissioning and quality assurance.

Policy Implementation

Future Homes Standard - current focus areas

Grid Infrastructure

- Revising the demand (ADMD) calculation for sizing grid connections and infrastructure to reflect real world conditions
- Creating guidance for connecting to the grid – to ensure grid connection is on time and cost effective
- Assessing impact of export sizing from PV

Heat Pumps

- Assessing skills requirements against forecast installation demand
- Creating guides for site managers, architects, SAP assessors and procurement teams to address risk of poor design and installation
- Sharing lessons learned from the community

Ventilation

- Proposals for enhancements to quality procedures and onsite skills to reduce the risk of poorly designed and installed ventilation systems

PV

- Testing practicalities of max fit and installation guidance as well as skills, construction methods and design
- Assessing impact of fire classification and safe installation

Fabric

- Creating good practice guide for delivering fabric in line with design
- Developing an online thermal junctions platform to help micro and SME builders ensure fabric is constructed as intended

Consumer

- Good practice guide to the customer journey – delivering an excellent experience for home buyers
- Working with manufacturers to encourage intuitive, easy to understand home controls, suitable for all occupants

Heat Networks

- Monitoring standards creation so that it is coherent and consistent
- Creating guidance for sleeving connection to existing heat networks

Overheating

- Convening government-led workshops to consider shading, safety measures and interactions with planning and other elements of buildability

HEM

- Assessing and addressing impact of HEM implementation including skills and training, interpretation of results, interaction with SAP 10.3 and identifying unusual unintended consequences

Biodiversity Net Gain Implementation Board

Working with Government to help developers with the information and tools to implement biodiversity net gain successfully and to coordinate with wider initiatives that support natural systems and green infrastructure.

Biodiversity Net Gain became mandatory in 2024 and the Hub has established a Biodiversity net gain Implementation Board, co-chaired by Defra to support its successful delivery. This is supported by an active BNG community of practice that enables companies and individuals to share tools and experience, develop case studies and learn from experts.

Current areas of focus

- Collating and sharing practical solutions across the industry
- Improving transparency and matchmaking in the offsite market
- Proposing measures to ensure local plans support implementation of BNG
- Recommending how BNG should apply for phased development
- Providing better information to customers

Outputs delivered to date

- [BNG good practice guidance](#): an interactive tool to share knowledge from all parties working on BNG
- Biodiversity [offsite unit finder](#): To help bring transparency to the offsite market
- [BNG process flow](#): to showcase how BNG can work between developers and planning authorities
- Introduction to BNG: [Guidance](#) and [instructional clinics](#)



The [Homes for Nature](#) commitment sees a bird-nesting brick or box installed for every new home built, as well as hedgehog highways as standard.

With 28 home builders, who build more than 100,000 homes a year, already signed up for the voluntary commitment, the move represents a major step towards providing the minimum of 300,000 nesting bricks and boxes thought to be required to support swift populations and many more bird species across the country.

Water Smart Growth Board

The consultation on amendments to **Part G (Water efficiency)** was launched on 23 September 2025. This reflected many of the recommendations from the Water Ready report and, in response, the Hub convened industry experts to respond to the consultation and reflect on its alignment with the recommendations from Water Ready.

Co-chaired by Defra, outline terms of reference for a **water smart growth implementation board** have been agreed and the Board is expected to be formed in early 2026.

The Board facilitates the new homes sector to work in partnership with the Government and water industry to support successful delivery of sustainable and integrated water management as a basis and critical enabler for meeting housing and allied environmental targets with a scope comprising:

- The achievement of improved water efficiency standards under Part G and H of the Building Regulations and any other policy requirements on water efficiency

- The potential evolution of Part G to a fittings-based approach and the introduction of the **Mandatory Water Efficiency Labelling**
- Removing barriers to **timely water supply infrastructure** investment and delivery
- Removing barriers to **flood resilience**
- The new **SuDS regime for England**
- Preparing the sector for future regulations for **water reuse** (rainwater harvesting and grey water recycling)
- Incentivisation of water smart development
- The use of **integrated water management** solutions to improve property flood resilience and reducing flood risk, resolve water neutrality challenges and create effective water management systems.



Policy Implementation

Embodied Carbon Implementation Board

Working with the homebuilding community together with other key sectors to reduce embodied carbon in line with the net zero transition plan.

Co-chaired by the Department of Business and Trade the Embodied Carbon Implementation Board will be convened in early 2026 to work across multiple sectors and construction stages to reduce embodied carbon in homes. As the homes we build become more energy efficient, we switch from gas to electric, and as the grid decarbonises, the vast majority of the sector’s emissions will come from the materials and construction.

Outputs to date

- [Conventions published](#) for consistent reporting of embodied and whole life carbon
- Benchmarking exercise published to show current whole life carbon of new homes
- Simple embodied and [whole life carbon calculation](#) tool for the new homes sector
- [Comparison study](#) to explore designs of homes to the Future Homes Standard and their implications on embodied carbon
- [Implementation plan](#) published for embodied carbon – setting the rationale for the work to date.

Focus areas	First phase topic groups
Carbon Intensive Materials	Concrete & cement products Brick products
Design Rationalisation	Dematerialisation & material selection MMC and timber construction Circular economy, waste and resources
Procurement	Supplier data collection and analysis Standards & Certification Warranties, assurance, accreditations Materials transport
Construction Site	Groundworkers, Subcontractors & Trades Plant and equipment
Carbon Measurement	Tool(s) for measuring embodied & WLC in homes Conventions to facilitate a consistent approach to measurement Environmental Product Declarations
Community of Practice	Information dissemination Best practice Case studies and pilots

Policy Implementation

Sustainable places

During 2025, the Hub has started to facilitate closer dialogue between the homebuilding sector and the Government about how we can deliver consistently high-quality sustainable communities faster.

(i) National Model Design Code and National Design Guide

The Hub has supported MHCLG on a joint project to review and test the revised National Model Design Code and Guide with a selection of home builders to ensure the proposals are deliverable at scale. Our members are now working on a broader, more coherent exploration about how current and emerging policy, including the updated *National Design Guide* and *Model Design Code*, the revised NPPF and National Development Management Policies, as well as better alignment of *Building for a Healthy Life*, with other policies to support quality and certainty in the planning process.

(ii) Securing long-term stewardship

Building on workshops held during 2025, we have agreed terms of reference with MHCLG to help inform the Government’s thinking on long term stewardship arrangements as part of its consultation on Freehold Estates. In particular, the Hub is running workshops to consider:

1. Quality: to consider how the department can drive up quality of private residential housing estates, and ensure that consumers of new build housing live on high quality estates which meet their local needs.

2. Process of adoption: to undertake a deep dive into how the current adoption process works and how the process could be improved.
- (iii) Improving the planning process**
- To support housing growth while creating new developments and towns that deliver improved outcomes for climate, nature and water, the Hub is convening its members and other experts to identify and resolve inconsistencies in the planning system. This is looking at;
- how to accelerate approvals for well-designed proposals
 - creating consistency and clarity of planning requirements and building regulations
 - how simultaneous requirements such as Biodiversity Net Gain, Sustainable Urban Drainage, Public Open Space and street trees can be integrated.

Sector collaboration

The Future Homes Hub brings the new homes sector together to share expertise, accelerate progress, and deliver better outcomes for consumers and society. By collaborating rather than competing, we can learn faster, avoid repeating mistakes, and build homes and communities that are fit for the future.

Knowledge sharing

Case studies

Through a growing collection of real-world **case studies**, the Hub's members showcase what's possible and capture practical learning to help every organisation improve its approach.



Site visits

We arrange **visits** to pioneering developments and manufacturing facilities, providing first-hand experience of new construction techniques, materials, and products in action.



Knowledge Centre

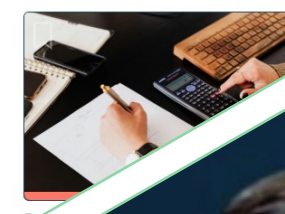
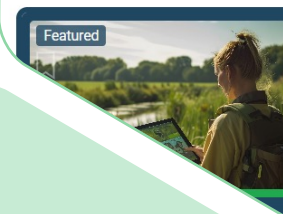
Bringing all technical knowledge, guidance and tools into one easily searchable library, this site has been created as the source of information to build the next generation of high quality, sustainable homes and places.



Sustainable Business
New Homes Environmental Metrics
The New Homes Environmental Metrics provide a consistent set of environmental measures for the home building sector, establishing a common language to describe sustainability performance.



Homes
The Home Buyer Customer Journey Guide
This guide is a practical toolkit for sales and marketing teams - those at the sharp end of the industry who introduce residents to their new Future Homes Standard homes.



Liaison Groups

Specialist liaison groups ensure the diverse needs of the sector are heard and addressed. These groups include:

- taller buildings
- small developers
- housing associations
- The later living sector

Webinars

The Hub hosts regular **webinars** where members and leading experts share insights on innovative technologies, sustainable design, and upcoming regulatory change.





About the Future Homes Hub

The Future Homes Hub has been established to facilitate the collaboration needed to support sustainable housing growth.

Our members commit to the goals of the delivery plan being:

- High-quality homes that are zero carbon ready and sustainable
- Production and construction methods that are net zero and sustainable by 2050
- Places and developments that are consistently low carbon, nature-rich, resilient, healthy, and well designed
- Businesses that are recognised and rewarded for net zero and sustainability performance.

Our role

- Create consensus around long-term roadmap
- Work in partnership with Government so implementation of policies responds to practicalities on the ground
- Measure and understand progress
- Bring stakeholders together to solve problems
- Provide a platform for sharing solutions, especially with SMEs.

Our members

With over 200 members from across the new homes value chain, the Hub draws on expertise to create consensus and deliver practical solutions. Members comprise

- Home builders (representing over 85% of homes built in England)
- Financial institutions
- Product and material suppliers
- Housing associations
- Trade bodies
- Professional consultants.



www.futurehomes.org.uk