



# New Homes Environmental Metrics

October 2025



# What are the 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**.

The metrics represent a significant step forward towards the standardisation of green accounting methods for the sector. They will help enable targeted progress across key sustainability topics and set a shared standard for progress on environmental data quality.

The metrics cover all key environmental themes including energy, carbon, climate, water, waste, sustainable procurement, placemaking and connectivity.



## Universal and accessible

Some developers, including SMEs, may be relatively new to environmental reporting. The five core metrics in this document are aimed at those starting their environmental reporting journey. Larger developers may already have mature processes in place. The **extended metrics** are aimed at this group, and it is recognised that many already report beyond the extended metric set.

The methodologies of the extended metrics are subject to ongoing development and will be published in full in 2026.

## Supported and aligned

Metrics are most valuable when widely adopted. Development of the metrics has brought homebuilders, financial organisations and other stakeholders into the process to build support.


Relevant metrics are being developed to align with the NextGeneration Initiative and the Sustainability Reporting Standard for Social Housing (SRS), reducing reporting effort where homebuilders are reporting beyond environmental sustainability.


Supported by:



## The metrics

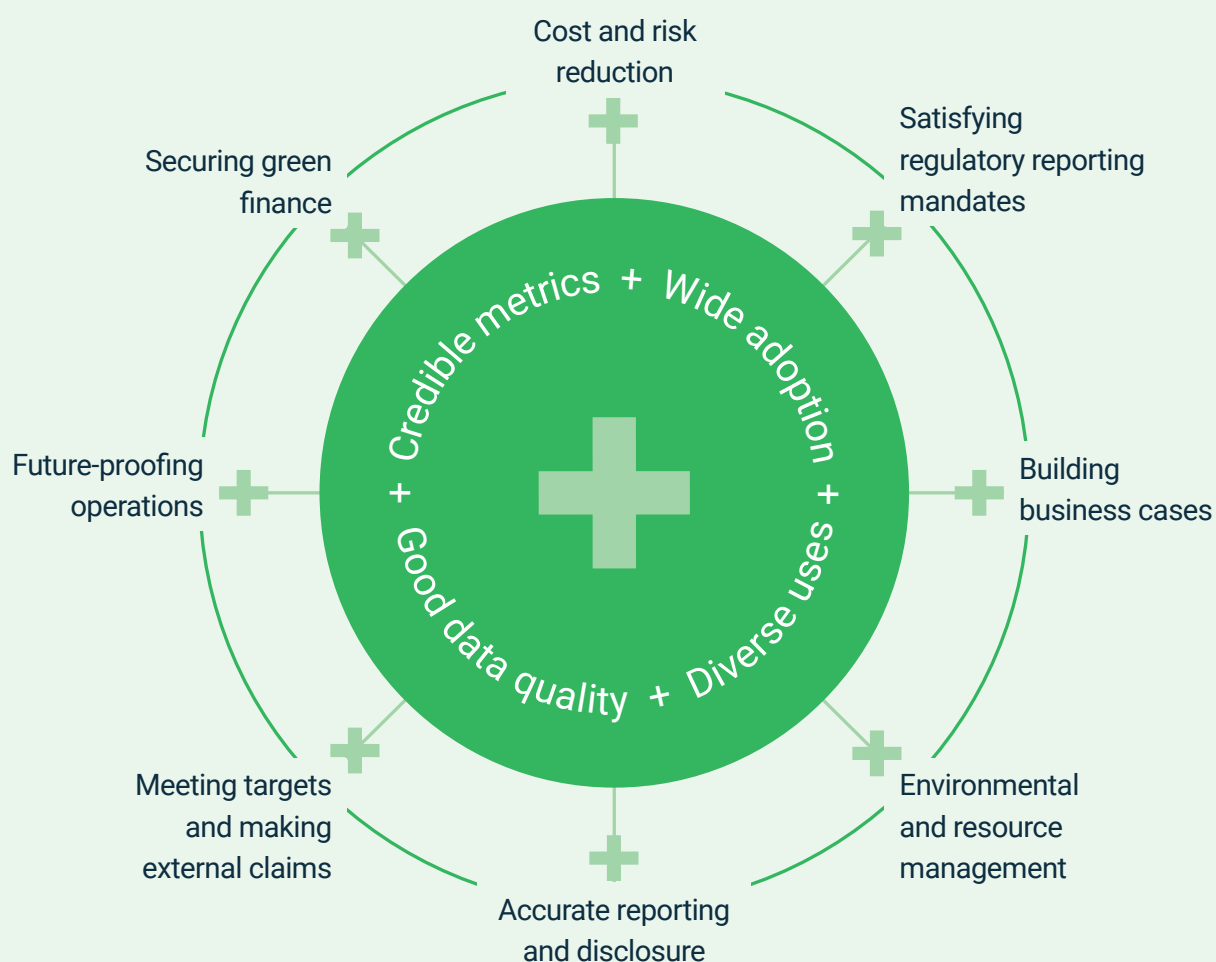
 <b>HOMES THAT ARE:</b>  <b>ZERO CARBON IN USE</b>	<b>Average operational carbon intensity of completed homes</b>
	Average energy use intensity design of completed homes
	Average SAP rating of completed homes
	Average kWp for PV
	Completed homes with means in place to compare predicted and actual energy consumption
	Completed homes which are zero carbon ready
<b>WATER EFFICIENT</b>	<b>Average internal water efficiency of completed homes</b>
 <b>PLACES THAT ARE:</b>  <b>WELL DESIGNED, CONNECTED AND ACCESSIBLE</b>	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
<b>NATURE POSITIVE</b>	<b>Total and average project Biodiversity Net Gain (BNG)</b>
	Number of FHH 'Homes For Nature' measures
<b>CLIMATE AND WATER RESILIENT</b>	Climate change adaptation policy and/or strategy
 <b>PRODUCTION AND CONSTRUCTION THAT IS:</b>  <b>LOW CARBON</b>	<b>Total emissions (Scope 1 &amp; 2 Future Homes Hub modification)</b>
	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
<b>RESOURCE AND WATER EFFICIENT</b>	<b>Construction waste intensity</b>
	Metered mains water intensity on site
	Proportion of construction waste diverted from landfill
<b>RESPONSIBLE</b>	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

# What are the benefits and the needs?

The metrics' detailed methodologies, developed according to green accounting principles, increase the reliability and comparability of environmental data to more confidently support:



Stakeholders including investors, customers, local and national government, and other partners are increasingly expecting:

- Data credibility, consistency and comparability
- Transparency
- Data configured to meet their direct needs

Defining a metric set will help focus stakeholders towards what is most important in the industry, and limit requests for additional data points.

Five key stakeholder types, their needs and how the metrics satisfies these are described overleaf.

# Use cases

Purpose	Who benefits?	What it enables	Developer benefit
<b>1 Sector Performance</b>			
Holistic understanding of sustainability progress across the new homes sector	Government departments, developers, utilities, NGOs, FHH	Tracking sector-wide performance and informing policy decisions	Supports evidence-based policy changes to help the sector thrive
<b>2 Finance</b>			
Standardises a view on developer performance to support financial decisions	Banks, investors, green mortgage lenders, homebuyers	Informed access to equity, debt, and green finance products	Attracts sustainable finance  Enables customer access to green mortgage products
<b>3 Partnerships</b>			
Enables bidding and collaboration based on trusted, standardised sustainability data	Local authorities, JV partners, Housing Associations, frameworks	Alignment with partner sustainability goals and benchmarking	Opens partnership opportunities  Demonstrates credibility to partners
<b>4 Developer Internal</b>			
Supports internal tracking and planning for improvement	Developers	Baseline setting, target tracking, informed decision-making	Drives improvement and efficiency  Reduces risk with data-backed choices
<b>5 Developer External</b>			
Builds public trust through transparent reporting	Customers, wider public, external stakeholders	Standardised, credible disclosures; mitigates greenwashing risk	Enhances reputation  Supports social licence to operate (SLO)

While the initial version of the sector sustainability metrics focusses on annual corporate reporting, future versions will support project-focussed reporting to unlock additional use cases.

# The metrics toolkit

The Future Homes Hub metrics toolkit comprises two documents: a technical manual providing the technical detail and instruction; and a metric tool for data input.



## Technical manual

- Definitions
- Standards and technical background
- Calculation methods
- Example calculations and method statements



## Reporting tool

- Template workbook
- Instructions
- Data input fields

# The journey

December 2024

Stage 1

Metrics list published

October 2025

Stage 2

Toolkit for core metrics published

Reporting pilot launched

Early 2026

Stage 3

Extended metrics toolkit launched

Widespread reporting

# Data maturity and transition

Encouraging a sector wide transition to good data collection and reporting practices is essential for metrics to be meaningful and valuable. The metrics enable this transition by:

## Promoting a culture of good data quality

- Definition of metrics against recognised standards
- Transparent and unambiguous data collection methodologies
- Highlighting data anomalies to developers and encouraging reviews of supply chain data systems
- Encouraging an incremental approach to assurance: not mandatory, but recorded where carried out

## Incremental approach to data reporting

- Flexibility in reporting – developers are encouraged to report what they can and increase over time
- Tolerance of existing measurement systems for certain metrics
- A 'comply or explain' approach to allow for gradual alignment
- Individual company data will be treated confidentially for aggregated reporting

## The sector commitment to metrics

Through their agreement to align to the sector [Net Zero Transition Plan](#), the following organisations have committed to contribute to sector decarbonisation and disclosing emissions data using the new homes environmental metrics.



BARGATE



Bellway



croudacegroup

dandara



DURKAN HOMES

Fairview<sup>®</sup>  
NEW HOMES Ltd.

gleeson



McCarthy Stone  
Retirement living your way

miller homes



Persimmon Plc



platform  
housing group



Taylor Wimpey



Vistry Group



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If you have any queries or would like to give feedback on the report please contact us.

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