

LODDON HOMES LIMITED ENVIRONMENTAL (SUSTAINABILITY) POLICY

Loddon Homes Limited (LHL) will set out the following specifications as to the minimum Build and Sustainability standards that they expect from the developers that LHL will purchase buildings from this follows the Government's announcement to scrap the Code for Sustainability Standards (2007) in order to improve the delivery of Sustainable Home Building. LHL detail in this document the standards they expect to be adopted, either partially or fully as well as those standards that can be discarded.

As a provider of building assets to LHL, any developer LHL works with should be committed to delivering sustainable environments and developments that provide energy efficient homes, promote renewable energy sources whilst delivering cost effective schemes which will produce WBC a maximum return on its investment. Standards should at the very least be comparable to standards promoted by current national house builders.

BUILD & SUSTAINABILITY STANDARDS

STANDARDS TO BE ADOPTED;

1. *Dwelling Emission Rate* – Limit CO₂ emissions arising from the operation of dwellings and their services by ensuring they meet, as a minimum, Energy Performance Certification SAP rating Band 'B'.
2. *Construct Energy Efficient Buildings* – Commit to future proofing the energy efficiency of dwellings over their lifespan by limiting heat losses across the building envelope. Potentially achieve this fabric 1st approach by meeting the minimum requirements as set out within the Building Regulations Approved document L1A
3. *Installing Energy Saving White Goods* – Where white goods are installed these should achieve a minimum 'A' rating.
4. *Internal Lighting* - LED (energy saving) lighting should be installed.
5. *External Lighting* – Where external lighting is to be fitted it should specify energy efficient fittings and appropriate control systems.
6. *NO_x Emissions* – Developers should aim to promote the reduction of nitrogen oxide (NO_x) emissions into the atmosphere by specifying 'A' rated Boilers
7. *Installing Renewable technologies* – Developers should be committed to delivering 10% of the predicted energy requirement for any development through decentralised renewable sources such as solar panels.
8. *Providing Sustainable Management of Surface Water Run Off* – Where infiltration measures allow soakaways and permeable paving should be installed, meeting the guidelines set out within DEFRA Sustainable Drainage Standards.
9. *Install effective Flood Management measures* – Where a flood risk is identified, developers should adopt drainage proposals that are appropriate, and that meet

Planning Guidelines, DEFRA Sustainable Drainage Standards and Part H3 of the Building Regulations (Drainage)

10. *External water Use* –Water butts should be utilised to promote the recycling of rainwater and reduce the amount of mains water used for external water uses
11. *Adopt Lifetimes Homes Standards* - Developers should provide flexible and adaptable homes that support the changing needs of individuals and families at different stages of their life.
12. *Adopt Effective Sound Insulation standards* - Sound transfer from within dwellings and from other parts of a building or adjoining buildings should be limited, and minimum Sound Insulation standards as set out within the Building Regulations Part E should be met.
13. *Adopt Home User Guides* –Individual Home User Guides for each dwelling should be provided, which will give useful information on the facilities that are built into homes and also information relating to the development and surrounding area.
14. *Adopt The Considerate Constructor scheme* – All sites and contractors are registered with the Considerate Constructor Scheme for the development stages.
15. *Provide Ecological protection to sites* - Protection during the duration of the construction phase should be provided to all trees, shrubs and hedges that have amenity value and meet all Planning requirements.
16. *Adopt Cycle storage* – Developers should promote the wider use of bicycles as transport by providing adequate and secure cycle storage facilities. These will be implemented in accordance with the Planning Guidelines.
17. *Storage of Non-recyclable Waste and Recyclable Household Waste* – All developments will provide internal & external storage space for non-recyclable and recyclable household waste, meeting the requirements of the local authorities collection scheme.
18. *Daylighting* – Dwellings will need to be designed to promote good daylighting and thereby improve quality of life and reduce the need for energy to light the homes.
19. *Private Space* –Developments will need to be designed to improve quality of life by promoting the provision of an inclusive outdoor space which is at least partially private.
20. *Building Footprint* – Where practical developers should promote the most efficient use of a building’s footprint by ensuring that land and material use is optimised across the development.
21. *Security* – Dwellings are required to be designed to meet the Secured by Design – New Homes Standard.

STANDARDS THAT CAN BE PARTIALLY ADOPTED;

1. *Environmental impact of materials and responsible sourcing* – The purpose of the standard is to encourage the use of materials and with lower environmental impacts

over the life cycle. LHL expects developers to give priority to specify components that have suitable performance accreditation, and are cost effective in relation to the components life cycle. Where the standard can be met it should be,

2. *Construction Site Waste Management* – Commitment to promoting the effective and appropriate management of construction site waste on all developments should be shown. Appropriate standards can be set depending on development specifics.
3. *Energy Display Devices* – Display devices on renewable devices that feed energy back into the grid should be provided.
4. *Drying Space* – Space for drying clothes externally should be allocated.
5. *Construction Site Impacts* – Contractors are required to demonstrate how they will manage their construction site in a manner that mitigates environmental impacts,.

NON CODE STANDARDS THAT WHL WILL ADOPT PROVIDING ADDED VALUE

1. *Installation of Mechanical Ventilation with Heat Recovery Systems* – LHL expects developers to install balanced ventilation systems that both supplies and extracts air, providing fresh filtered air 24x7 with negligible heat loss with the intention of reducing the risk of condensation problems occurring within properties.

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