



A Guide to the Code for Sustainable Homes

The Code for Sustainable Homes (CSH) provides an all round measure of the sustainability of a new dwelling or residential development. CSH assessments can only be carried out by approved assessors such as MES Building Solutions.

What does CSH measure?

The energy efficiency of a new home is a very important part of CSH, however it also takes into account water usage, construction materials, surface water run off, waste, the effect on the site ecology plus other important factors.

How are properties rated under CSH?

Points are scored for achieving certain criteria and these are accumulated to give a final CSH rating.

Every dwelling on a development will be given its own rating from 1 to 6. Level 6 is defined as a zero carbon home.

What is involved?

1) *The Design Stage Assessment:* Based on design drawings, specifications and commitments. This provides an Interim Certificate of Compliance

2) *The Post Construction Review:* This is confirmation that the Design Stage Assessment has been achieved on site and includes site records and visual inspections. The final Code rating is then issued.

At what stage should we involve MES?

As early as possible. We can provide you with a Pre-Assessment Report which will assist you with the design and specification of your development. This will help you to achieve a specific Code rating.

Is it more expensive constructing dwellings to CSH standards?

To achieve Code Level 1 should not cost much more than a house built to standard Building Regulations, however a house built to Level 6 could be significantly more expensive.

At present most developers are aiming for Code Level 3, which is also the minimum requirement for all publicly funded developments.

Important CSH considerations:

- **Energy & CO₂** – SAP calculations play an important part here
- **Water Use** – both in terms of internal potable water consumption & external water use
- **Materials** – including what they are made from and where they have been sourced
- **Surface Water Run-off** – including flood risk
- **Waste** – both in terms of household waste and waste from the construction process
- **Pollution** – including the environmental impact of insulating materials and emissions from the use of the dwelling
- **Health & Wellbeing** – including daylight, noise & private spaces
- **Management** – we can provide a very useful Home User Guide to help achieve easy credits here
- **Ecology of the site** – protecting and enhancing the ecological value of the site

Why should we use MES?

We are experts in delivering practical solutions to meet CSH requirements and we have accumulated substantial experience in delivering successful compliance. Because we are also qualified to advise on & carry out Air Leakage Testing, SAP calculations, renewable energy evaluations & EPC's (all important parts of CSH) we provide a cost effective service, all under one roof.



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