

Cost issues and missing details cast doubt on 2025 new housing decarbonisation target

By [Ciaran Nerval](#) | Thu 17 November 2022

Housebuilders and developers have highlighted costs issues and lack of details as barriers to achieving the government's Future Homes and Building Standards, as the 2025 decarbonisation target draws closer.

The Housing Forum, a cross-sector membership network made up of over 150 public and private sector organisations, found 20% of its members said their organisation did not have a plan in place to meet the 2025 decarbonisation targets. In addition, 75% of those questioned claimed the industry does not have adequate skills and knowledge to meet the target within 10 years.

The standards have set initial targets to reduce carbon emission by 75% to 80% in new homes from 2025, including plans to introduce a ban on gas heating. The government is expected to consult about technical aspects of the Future Homes Standard next year, before updating the regulations again to come into force in 2025.

Daniel Love, commercial manager of Polypipe Building Products, which carried out The Housing Forum's research, said: "We were alarmed to see that so many senior figures do not think the industry will meet the net zero challenge within the government's time frame."

Rishi Passi, chief executive of specialist developer Oblix Living, highlighted cost as an issue. "While the full details are yet to be determined, the increased standards will hit viability," he said. "In these difficult times it's going to be hard to pass these extra costs onto the consumer."

Black Pearl Homes director Bjorn Martenson agreed: "The big question is who's going to pay for all this? The way sustainability is valued in the UK has yet to catch up with the government's ambitions and the new standards."

However, Richard O'Brien, design director at Salford-based developer Northstone, argued the target is achievable. "Rather than a burden, we see the Future Homes Standard as a challenge to which we have to rise," he said.

"From a market perspective it's win-win. We're not only being climate-conscious and delivering on our sustainability promises, we're ensuring our homes stand apart from the competition."

Despite cost concerns, Martenson agreed the changes to building regulations are a "positive step forward, which will help not only lower carbon emissions but also help reduce monthly energy bills".

The Home Builders Federation said it is working with the industry to address its concerns about the standards. Managing director Neil Jefferson said: "We are working with stakeholders, and through the Future Homes Hub, to find solutions to the barriers we face, including ensuring supply chains, skills and utility infrastructure and capacity is in place to facilitate delivery."