

# What is... ECO Homes?

### What is EcoHomes?

EcoHomes is a credit-based environmental rating scheme, which is voluntary at present in the UK and designed to be used against new dwellings as well as major refurbishment projects. The environmental standards required exceed those required by building control to make any home built against EcoHomes superior in many ways, ensuring that the sustainability of house building is maintained. Many of the issues listed below are voluntary ensuring EcoHomes is flexible enough to be tailored towards a particular development or market.

### When should it be done?

EcoHomes assessments can be carried out at any stage during the development. However, it is recommended that the assessment be carried out as early as possible to minimise the need for any retrospective action to reach the rating required.

### Does my development require an EcoHomes or Code Assessment?

All new dwellings in England require a rating in accordance with the Code for Sustainable Homes (CSH) since May 2008. EcoHomes remains as an assessment method for new dwellings in Scotland, and for refurbishments in England. BRE advise that it also applies to dwellings for which funding was in place based on EcoHomes prior to May 2008, even if the planning process is still underway.

### What is the difference between EcoHomes and CSH?

EcoHomes assessments are carried out and presented as a single report at any time during the build, and are site-specific whereas the Code is dwelling-type specific. This means that, although the credit system for CSH has many similarities with EcoHomes, direct comparison between Code and EcoHomes ratings can be misleading. Energist can guide you through the differences between the two assessment systems.

### What can Energist do for you?

Energist UK is able to offer a full service, offering SAP, EcoHomes, and CSH assessments all under one roof. We can provide a comprehensive Quotation within an hour and our EcoHomes team will make the assessment as easy as possible for you. Why? We understand that the Regulations are detailed and can be time consuming and recognise that you need an easy and straightforward approach with pragmatic advice. We provide just that. Every time.

### What to do next:

Contact our Projects and Pricing Team on 08458 386 387 or send an email to [info@energistUK.co.uk](mailto:info@energistUK.co.uk)

We will be delighted to hear from you and to provide you with valuable advice and a quotation.

### How do the credits work?

The categories that are assessed are:

- Energy
- Transport
- Pollution
- Materials
- Water
- Land use
- Ecology
- Health and wellbeing
- Management

The credits are awarded according to performance. A set of environmental weightings for each category are used to allow the scores to be added together to produce a single, overall score. The site is then rated according to the following scale. As there are no mandatory requirements in EcoHomes, the credits can be gained from any category to reach the net environmental rating.

EcoHomes Rating	Corresponding Score
Pass	36
Good	48
Very Good	58
Excellent	70

The credits aim to consider the concern of climate change, resource use and the impact on wildlife and balance that with the requirement for new housing that maintains a good quality of life for the occupants with a safe and healthy internal environment.



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