

**Carbon,  
Costs,  
and Comfort**



- Rural specialist
- > 7500 homes
- 71 Local Authority Areas
- Mix of Social Rent & Shared Ownership
- Sustainable Developments



## Hastoe's journey

2002



EcoHomes

2006



THE CODE FOR SUSTAINABLE HOMES™

2010



Certified Passive House  
Passive House Institute

2015



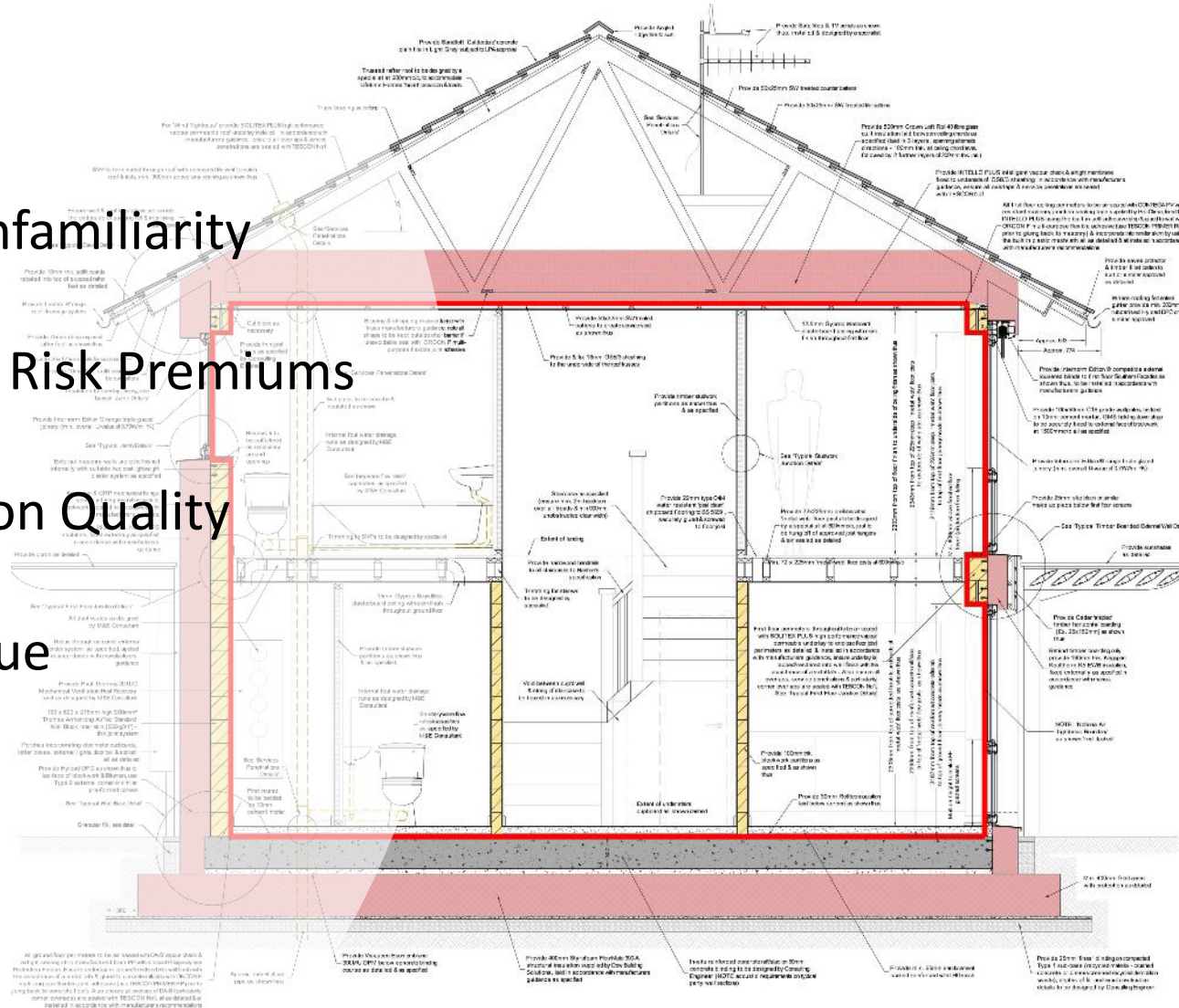
AECB  
Silver Standard



# Hastoe's journey



- Fabric First
- Industry unfamiliarity
- Contractor Risk Premiums
- Construction Quality
- Cost vs Value



TYPICAL 3BED SECTION

# Hastoe's journey



## Net Zero Technical report

Committee on Climate Change  
May 2019

- 30% less CO2
- Fuel Poverty
- Comfort



## Conservation of fuel and power



**APPROVED DOCUMENT**

### Volume 1: Dwellings

Requirement L1: Conservation of fuel and power

Requirement L2: On-site generation of electricity

Regulations: 6, 22, 23, 24, 25, 25A, 25B, 26, 26A, 26C,  
27, 27A, 27C, 28, 40, 40A, 43, 44 and 44ZA

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2021 edition – for use in England

## 8 Key Elements:

# Building New Homes: THE HASTOE WAY

- Beautiful Design
- Energy Efficiency
- Minimal Environmental Impact
- Adaptability and Accessibility
- Property Size
- Quality Control
- Future Proofing
- Reduced Water Consumption



# Beautiful Design

## Hastoe Design Guide

Not prescriptive

What's important to Hastoe

Chapters on:

- Process and Partnerships
- Layout and Setting
- Streets & Public Realm
- Example House Plans
- Design Elements
- Sustainability and Stewardship



# Energy Efficiency

## Fabric First

- Highly insulated elements
- Thermal bridging avoided
- Good airtightness
- Associated ventilation strategy

## Components

- Air Source Heat Pumps
- Triple Glazed Windows
- Efficient and robust





# Environment

- Early landscape design
- Places for health & wellbeing
- Biodiversity
- Hastoe Orchard

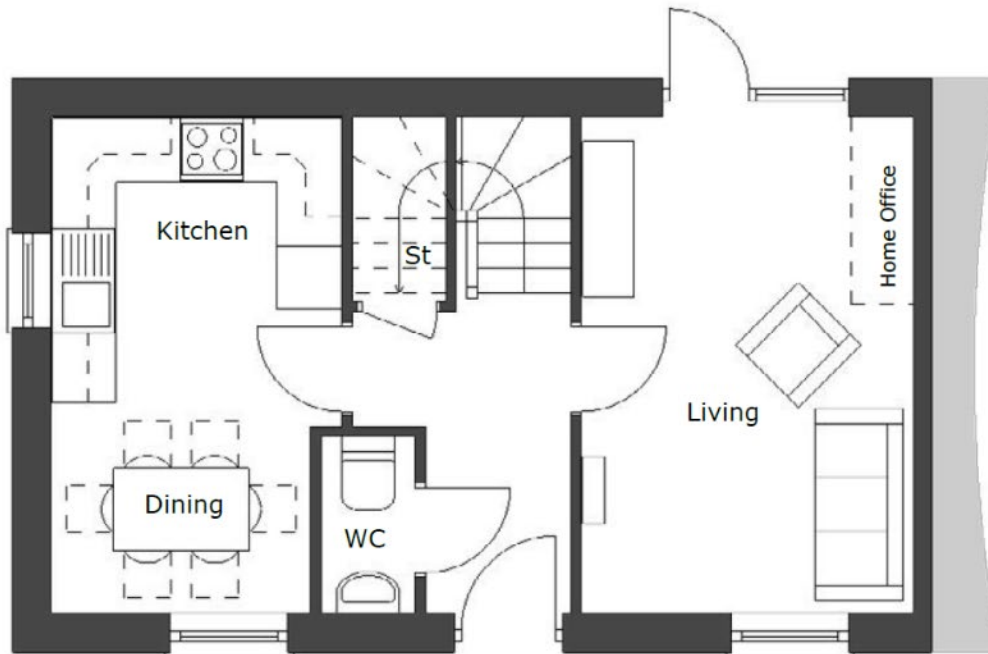
# Accessibility and Adaptability

- Level access to all doors
- M4(2) for all dwellings
- Wheelchair assessments
- Access to and charging of Mobility scooters
- Adaptability assessment



## Property Size

- Nationally Described Space Standards
- Building Regulations M(4)2 adaptable standard



**Ground Floor Plan**

Complies with NDSS and Building Regulations M4(2) adaptable standard

## Quality Control

- Clear Design Brief
- Revised Employers Requirements
- Designers Checklist
- Clerk of Works
- In-house technical support
- Development Staff training
- Monitor performance of our homes



## Future proofing

- Electric Vehicle Charging Points
- Fibre Broadband
- Zero Carbon Ready

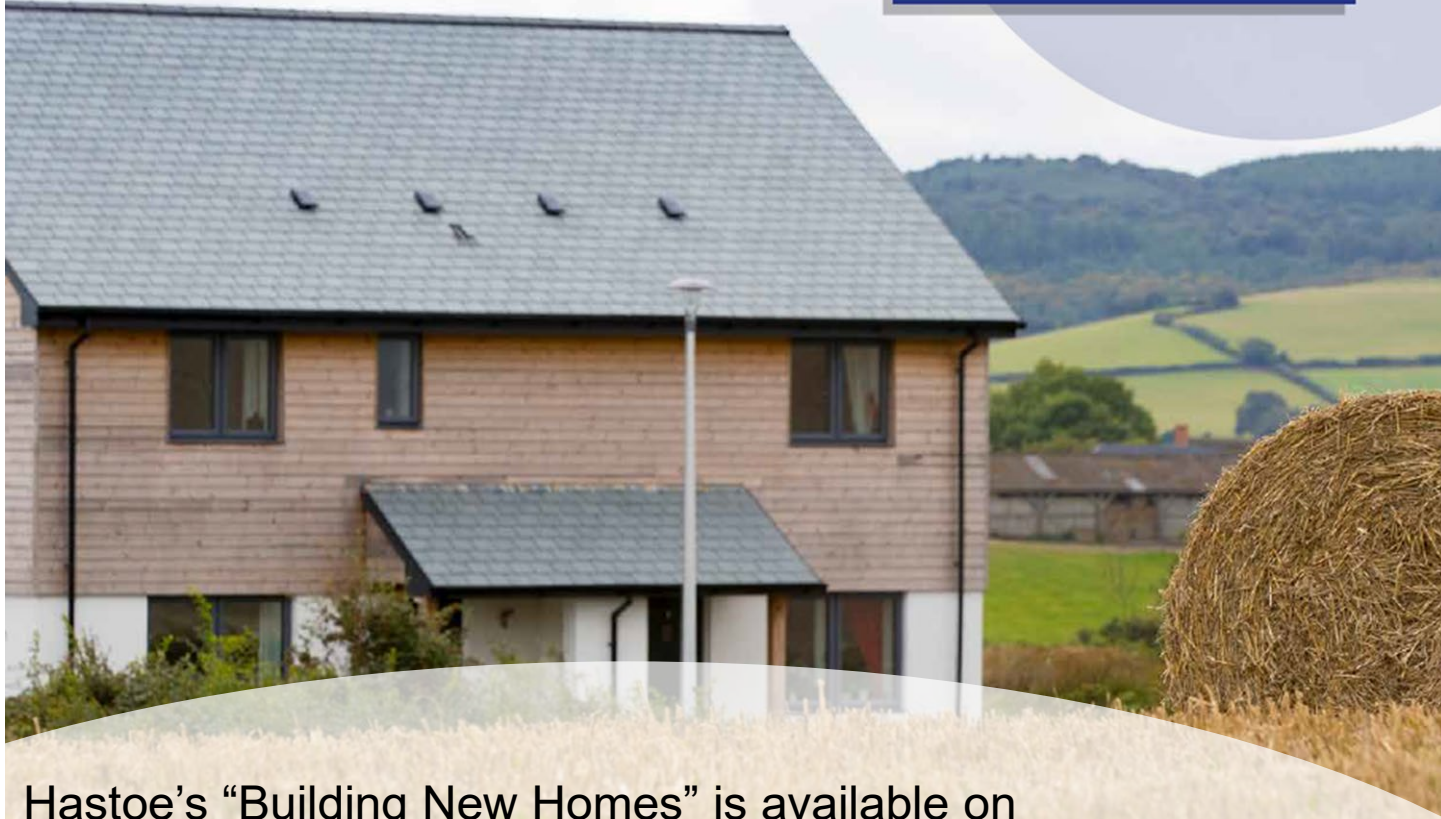
## Water Consumption

- 90 litres per person per day



## Further Information

# Building New Homes: THE HASTOE WAY



Hastoe's "Building New Homes" is available on <https://www.hastoe.com/about-us/building-homes/our-new-build-standard/>

Hastoe's "Designing New Homes" is available on <https://www.hastoe.com/about-us/building-homes/design-guidance/>

## But it's foggy out there....

- Uncertainty over planning reforms
- Moving from S106 to Infrastructure Levy
- Right to Buy (Again!)
- Nutrient Neutrality
- Levelling Up – A rural issue!
- Retrofit Challenge
- Inflation, Economy and Financial Probity
- Labour shortages

