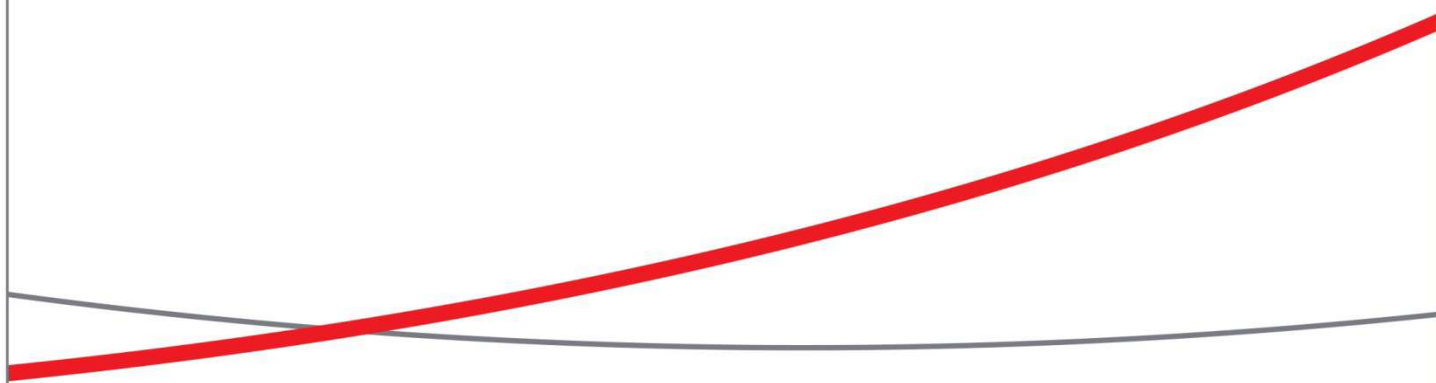


Department for Communities and Local Government

# Housing Standards Review

## Local Authority Policy Survey

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Appendix A – Survey Template

Appendix B – Local Authority Policy Survey Data

## 1 Executive Summary

- 1.1.1 EC Harris has completed a survey of local authority policies relating to the following housing standards:
- Secured by Design Part 2
  - Lifetime Homes
  - Wheelchair Housing Design Guide (and similar standards)
  - Code for Sustainable Homes
  - Space Standards
  - Water Use / Efficiency (flooding / drainage policies were not reviewed)
- 1.1.2 The survey indicated a range of policies and some variance by scheme size (e.g. only applying a policy to larger developments) and tenure (e.g. only applying to affordable housing). A number of planning policies indicated varying degrees of preference for housing standards; for example to “strongly encourage Lifetime Homes compliance”, “aim to achieve Code level 4 for all schemes” etc. In these cases the policy survey indicates that no standard was present i.e. only firm requirements are included within the main data presented.
- 1.1.3 For reference, Table 1 indicates both the proportion of authorities with a firm policy and the greater total when those with varying degrees of preference to achieve a standard are also included. It is likely that these requirements in addition to firm policies will still result in the standard being adopted for a proportion of schemes. It is therefore likely that the main survey data understates rather than overstates the level of standards in force.

*Table 1 – Survey results summary*

Standard	Percentage of local authorities including a 'Firm' policy standard	Percentage of local authorities including a 'Firm' or 'Aspirational' standard
Secured by Design Part 2	21%	44%
Lifetime Homes	42%	76%
Wheelchair Housing Design Guide	17%	26%
Code for Sustainable Homes	58%	74%
Space Standards	33%	39%
Water Efficiency	12%	55%

- 1.1.4 Additionally, an effort was made to identify any other trends in policy and direction of travel including published future policies. Though data in this respect was reasonably limited the following points were observed and are explained in further detail later in this report:
- In general the later the date of a policy update, the higher the Code for Sustainable Homes level required
  - The number of polices being carried through to conditions was greater on larger schemes
  - The majority of wheelchair and water standards were from authorities located within London and the South East

## 2 Approach Overview

### 2.1 Purpose of the Survey

- 2.1.1 In June 2013 EC Harris prepared a report on the costs of a number of current and proposed housing standards. This work also included a review of the current level of application of these standards by area and tenure. The Department for Communities and Local Government (DCLG) issued a consultation document in August 2013 and received feedback responses. A further refined Impact Assessment is now being prepared.
- 2.1.2 This report seeks to better inform the counterfactual part of the Impact Assessment by identifying with greater certainty the current application of the various housing standards. To achieve this EC Harris carried out a desktop survey of Local Authorities' planning policies, surveying 109 authorities as well as both The London Plan and the Homes & Communities Agency Design and Quality Standards. The individual local authorities surveyed covered approximately 33% of homes delivered annually, rising to circa 60% when the London and affordable housing standards are included.
- 2.1.3 The base survey identified the application of each housing standard, covering the following key points:
- The number of authorities applying each standard
  - The different levels at which standards were being applied
  - How a standard was being applied to different development / tenure types
- 2.1.4 The base survey also recorded any detail on proposed future policies, providing an insight into potential future trends. Standards that were 'encouraged' or 'sought after' were also noted as explained in section 2.5.
- 2.1.5 Separately to the base survey, a further exercise was undertaken in relation to how often planning policies are enforced as requirements on schemes. Greater detail regarding this survey is included within section 3.5. Two approaches were taken:
- A review of 114 planning consents across various scheme sizes and locations. The survey calculated the number of standards that were carried through from policies to conditions within planning consents.
  - A survey of 20nr professionals investigating experience as to how often standards within policies are enforced on schemes as part of the pre-planning process and as such are incorporated within the planning application drawings.

### 2.2 Relation to Other Work

- 2.2.1 In addition to this survey report, two further elements of work have been undertaken:
- Cost Report – A report by EC Harris to establish the cost of compliance with the various current and proposed Housing Standards.
  - DCLG Housing Standards Review, Evidence Report – A report by Adroit Economics to identify the impact of the change from current to proposed standards.
- 2.2.2 This report does not include issues relating to the cost of standards or scale up (i.e. the objective is to establish the raw data to inform the counterfactual in the Impact Assessment Model).

## 2.3 Housing Standards Covered

2.3.1 The scope of housing standards included within the survey is included below.

- Secured by Design Part 2
- Lifetime Homes
- Wheelchair Housing Design Guide (and similar standards)
- Code for Sustainable Homes
- Space Standards
- Water Use / Efficiency (flooding / drainage policies were not reviewed)

## 2.4 Information Captured

2.4.1 Table 2 below indicates the information the policy survey captured for each housing standard. The columns within Table 2 are explained as follows:

- Application – The survey identified whether a Local Authority was requiring each standard as a mandatory requirement as part of their Local Plan / Core Strategy. This was recorded via a yes or no response.
- Development / Tenure Type – The survey identified whether an Authority was applying the standard to a particular size or type of development. Where application was not universal, the survey recorded the percentage of the development required to meet each standard e.g. 10% of dwellings within Large Developments requiring Lifetime Homes. The key category headings used were:
  - Affordable – Only affordable housing
  - Large Development – Schemes of at least 10 units or more unless otherwise stated within an authority's plan
  - All dwellings
- Policy Details – For each standard, information was recorded detailing any specific requirement on the type / level of standard being applied. The different standard types recorded are shown in table 3 below.

Table 2 – Policy survey content

Standard	Application	Development / Tenure Type			Policy Details
Secured by Design Part 2	Yes or No	Affordable	Large Development	All Dwellings	N/A
Lifetime Homes	Yes or No	Affordable	Large Development	All Dwellings	N/A
WHDG	Yes or No	Affordable	Large Development	All Dwellings	Wheelchair Housing Design Guide / Bespoke Standards
Code for Sustainable Homes	Yes or No	Affordable	Large Development	All Dwellings	Code Level required
Space Standards	Yes or No	Affordable	Large Development	All Dwellings	Homes & Communities Agency, London Housing Design Guide, English Partnerships, Bespoke
Water / greywater	Yes or No	Affordable	Large Development	All Dwellings	Details on system requirements

2.4.2 Table 3 indicates the detail of which policies were included within each standard.

*Table 3 – Survey detail captured*

<b>Secured by Design Part 2</b>	The survey only captured plans that stated Secured by Design Part 2 as part of its policy. No other security related policies were recorded.
<b>Lifetime Homes</b>	The survey only captured plans that stated Lifetime Home as part of its policy. No other adaptable / future provision policies were recorded.
<b>Wheelchair Housing Design Guide</b>	The survey captured plans that stated any type of Wheelchair Housing requirement as part of it policies. - Wheelchair Housing Design Guide - Higher Wheelchair Housing Design Guide - Bespoke
<b>Code for Sustainable Homes</b>	The survey captured any plans that required Code for Sustainable Homes as a policy. The survey listed the level required. The minimum level required was captured.
<b>Space Standard</b>	The survey captured plans that stated any type of space standard requirement as part of it policies. - Homes & Communities Agency - London Housing Design Guide - English Partnerships - Bespoke
<b>Water Efficiency</b>	The survey captured any plans that stated a reduction in water consumption, including through the use of rainwater and/or greywater harvesting. The survey detailed the percentage reduction required. No flooding or drainage policies were recorded.

## 2.5 Firm & Aspirational Standards

2.5.1 As stated earlier within this report, varying degrees of preference for housing standards existed within policy documents. In order to accommodate this, the survey made a clear separation between the two.

- Firm Policies – Minimum or mandatory requirement within an authorities plan. The results of the survey reflect the number of firm policies encountered within the survey.
- Aspirational Policies – Housing standards that were encouraged or sought after but were not a minimum requirement. The number of these policies is recorded within a separate table to those of the Firm policies.

## 3 Survey Procedure

### 3.1 Grouping and Sample Size

- 3.1.1 There is the potential for the housing market and the characteristics of housing developments to vary by scheme type and location. In order to capture this variance EC Harris sought to achieve a mix of authorities within the survey scope:
- Location – London & South East / Rest of England
  - Typology – Rural / Urban
- 3.1.2 The survey was also designed to achieve coverage across the country, albeit with a slightly larger sample from the London & South East categories simply due to the larger number of dwellings being built under these authorities in comparison to the rest of England. Table 4 indicates the mix of the sample:

Table 4 – Survey sample details

Land Typology	Location	Number of Authorities
Rural	London & South East	28
	Rest of England	25
Urban	London & South East	31
	Rest of England	25
Total		109

- 3.1.3 The London Plan and Homes & Communities Agency (HCA) Design and Quality Standards were also surveyed against the relevant housing standards. These two housing guides were included as part of the survey as they drive minimum standards for London and affordable housing respectively.
- The London Plan - The plan, set by the Mayor of London, dictating the minimum housing standard throughout the London boroughs.
  - The HCA Design and Quality Standards – These are a nationwide set of standards for all HCA funded affordable housing.
- 3.1.4 The survey sample size was selected to be statistically robust whilst avoiding the need to review every local area. There are 330 local authorities in total, the survey covered plans of 109 (non-London) local authorities plus the London plan which equals a total of 110 plans reviewed. Of the 33 authorities under the London plan 23 were surveyed, bringing the total of individual local authorities surveyed to 132.
- 3.1.5 Both figures (110 and 132) represent statistically significant samples, (given the nature of the topic), from which to draw robust conclusions regarding policies that are relevant to all local authorities. The sample of 110 plans (109 non-London plans plus the London plan); at a confidence level of 95% gives a confidence interval of +/-7.4%. The sample of 132 plans (109 + 23 surveyed in London) at a confidence level of 95% gives a confidence interval of +/- 6.6%.



## 3.2 Desktop Policy Survey

- 3.2.1 The survey was conducted primarily through a desktop review of local authorities, using websites to access authorities' local plans and core strategies. A detailed search through an authority's current plan and any related supplementary documents was then undertaken. This process was repeated for all authorities surveyed.
- 3.2.2 A template for recording the results of the survey was created, allowing all the information to be captured clearly and effectively. The survey template is included at Appendix A.
- 3.2.3 The results from the survey are scaled up to a nationwide basis within the separate Impact Assessment Model by Adroit Economics. Detail of the scale up procedure and results can be found in section 4 of this report.
- 3.2.4 A summary of the survey can also be found in Appendix B.

## 3.3 Future Policies

- 3.3.1 As well as current policies the survey also recorded any details regarding future policies that local authorities had published or were consulting on. The survey recorded an authority's intention to implement the surveyed housing standards as a policy within the future or to increase the level / percentage required e.g. increase in the level of CfSH required. Information on future policies was recorded in the same manner as current planning policies, whilst also including the year in which the authority was intending to adopt such standards.
- 3.3.2 Overall there was limited information found regarding future policies in the surveyed authorities. Only 18% of authorities stated a future policy for any of the standards. All of the future policies recorded related to sustainability (CfSH, & Water), suggesting a trend amongst authorities to implement higher standards in this respect going forward.
- 3.3.3 Section 6 of this report details the main trends found from the survey.

## 3.4 Telephone Survey

- 3.4.1 Once the initial desktop survey had been carried out, a smaller telephone survey was then conducted on approximately 20 authorities, particularly those with policies that appeared anomalous, seeking a higher level of standard, when compared to the wider survey results.
- 3.4.2 Phone calls were made to the planning departments of individual authorities, asking them to confirm the desktop survey findings as well as clarify any unclear information that may have been open to interpretation.
- 3.4.3 The most common policy, which was one of the main focuses of the telephone survey, was those authorities asking for either code level 5 or 6.

## 3.5 Planning Application Survey

3.5.1 The final stage of the survey was to explore the implementation of policies in schemes, estimating the proportion of policies being carried through from policy into either scheme designs or planning conditions. Two approaches were taken which are explained below.

### Survey of planning consents

3.5.2 A survey was conducted on a random spread of planning applications from 20 Local authorities, equally taken from the same four groups as the policy survey.

3.5.3 A spread of 6 - 10 applications per authority was taken from a range of development sizes which included;

- Small Development (0 – 10) Dwellings
- Medium Development (11 – 50) Dwellings
- Large Development (51+) Dwellings

3.5.4 Table 5 below indicates the spread of consents surveyed:

Table 5 – Consent sample details

Size of Development	No. of plans	Percentage
Small Development	39	34%
Medium Development	41	36%
Large Development	34	30%
Total Number	<b>114</b>	<b>100%</b>

3.5.5 This separation of development sizes was used to maintain consistency with the main cost report as well as following on from the survey template which allowed for the fact that authorities applied different levels / percentages dependant on a development size.

3.5.6 The consent sample size was selected to achieve maximum validity, whilst recognising the fact that for many areas it would be difficult to find in excess of 10 residential consents of the required scheme types without needing to review some very old consents.

3.5.7 A similar procedure to the first stage of the survey was carried out;

- Randomly select authority from one of the four categories
- Search for granted planning application from one of the development sizes
- Examine application for condition relating to housing standard
- Repeat process until complete

3.5.8 It should be noted that the survey only recorded those housing standards that were carried through as an explicit planning condition. Planning consents that indicated the need to adhere to a relevant policy without tying this to a planning condition were not recorded.

### Survey of professionals

3.5.9 A survey of a number of professionals was undertaken, seeking experience on how often planning policies in relation to housing standards are enforced on schemes. The professionals were informed of the housing standards within the scope of this review and were asked how often each of these is enforced during the pre-application process and as such is incorporated into the application drawings.

3.5.10 The survey covered 15nr professionals involved in the management of the pre-application process and 5nr architects working in the residential sector. The professionals were selected to give a similar geographical spread as the planning policy survey explained earlier.

## 3.6 Scale Up

- 3.6.1 Once each stage of the survey had been completed the results were then scaled up to a national level within the Adroit Economics model and accompanying report. This exercise also applied the relevant costs of each standard to identify the counterfactual position.
- 3.6.2 Further detailed information regarding the scale up and results can be found within the separate Adroit DCLG Housing Standards Review Evidence Report.

## 4 Policy Survey Results

### 4.1 Introduction

- 4.1.1 The following sections include a brief summary of the survey findings in relation to each housing standard. The full data is included at Appendix B.
- 4.1.2 When reviewing the results the following points should be noted:
- The results relate to the proportion of the surveyed authorities which adopted the standard. Due to geographical variation in housing delivery numbers, this is not necessarily the same as the proportion of all housing delivery incurring the standard. The Adroit DCLG Housing Standards Review Evidence Report deals with this variation when scaling up the results.
  - The results indicate the proportion of authorities requiring a standard within stated policies. As indicated within later sections of this report it is not always the case that a policy translates to a requirement within a planning consent. This could be, for example, due to negotiation on viability grounds or the policy not being felt to be applicable to every scheme.
  - A number of planning policies indicated varying degrees of preference for housing standards, for example to “strongly encourage Lifetime Homes compliance”, “aim to achieve Code level 4 for all schemes” etc. The results detailed in the tables below are for firm policies that stated a minimum or mandatory requirement of a standard.
  - Results of aspirational standards, i.e. those that did not require a standard as a minimum but did ‘seek’ or ‘encourage’ a standard are included separately. It is therefore likely that, as some of these preferences would have resulted in application of standards, the main body of the survey data understates rather than overstates the level of standards in force (see later sections of this report for the comparison between firm and aspirational standard levels).
  - Table column headings (affordable housing, large developments etc) have meanings as explained in the earlier paragraph 2.4.1. Table row headings (urban, L&SE etc) have meanings as explained in the earlier section 3.1.
  - Where columns are headed ‘All Dwellings’ this means that the policy was applicable to all types and scales of development.
  - The results for SBD and Lifetime homes do not take into account those that voluntarily included the standard as part of their Code for Sustainable Homes or as part of a HCA funding requirement.

### 4.2 Secured By Design Part 2

- 4.2.1 The following table shows the results from the policy survey. The following key points are noted:
- 21% of authorities within the sample included Secured by Design Part 2.
  - 60% of the policies found were in urban authorities.

Table 6 – Secured by Design Part 2 Results Table

Secured by Design Part 2		Type of Application			
		No. of plans	Affordable Housing	Large Developments	All Dwellings
Urban	L & SE	8	2	1	4
Rural	L & SE	4	0	0	4
Urban	Rest of E	6	0	1	4
Rural	Rest of E	5	1	0	4
Total Number		<b>23</b>	<b>3</b>	<b>2</b>	<b>16</b>
Total Percentage		21%	3%	2%	15%

### 4.3 Lifetime Homes

4.3.1 The following table shows the results from the policy survey. The following key points are noted:

- 42% of authorities within the sample included Lifetime Homes
- 48% of the policies found were from urban authorities in London & South East region.

Table 7 – Lifetime Homes Results Table

Lifetime Homes		Type of Application			
		No. of plans	Affordable Housing	Large Developments	All Dwellings
Urban	L & SE	22	1	1	20
Rural	L & SE	6	1	1	4
Urban	Rest of E	8	0	1	7
Rural	Rest of E	9	1	1	7
Total Number		<b>46</b>	<b>3</b>	<b>4</b>	<b>38</b>
Total Percentage		42%	3%	4%	35%

### 4.4 Wheelchair Housing Design Guide

4.4.1 The following table shows the results from the policy survey. The following key points are noted:

- 17% of authorities within the sample included a requirement for a Wheelchair Housing Design Guide or equivalent.
- The Wheelchair Housing Design Guide was by far the most common standard with 44% standards encountered being this policy.
- 83% of the policies encountered were in urban authorities in London & South East region.

Table 8 – Wheelchair Housing Design Guide Results Table

Wheelchair Housing Design Guide		Type of Application			
		No. of plans	Affordable Housing	Large Developments	All Dwellings
Urban	L & SE	15	1	3	11
Rural	L & SE	0	0	0	0
Urban	Rest of E	2	0	1	1
Rural	Rest of E	0	0	0	0
Total Number		<b>18</b>	<b>1</b>	<b>4</b>	<b>12</b>
Total Percentage		17%	1%	4%	11%

## 4.5 Code for Sustainable Homes

4.5.1 The following table shows the results from the policy survey. The following key points are noted:

- 58% of authorities within the sample included a level of Code for Sustainable Homes.
- Code level 4 was the most common encountered, representing 56% of the policies (Code 3 being 41%).
- No authorities within the survey required Code 5 or 6 as a minimum requirement although 4 authorities did encourage / seek these levels of large developments.

Table 9 – Code for Sustainable Homes Results Table

Code for Sustainable Homes		No. of plans	Type of Application			Level Required	
			Affordable Housing	Large Developments	All Dwellings	Level 3	Level 4
Urban	L & SE	21	1	2	18	7	14
Rural	L & SE	18	5	2	11	8	10
Urban	Rest of E	11	4	1	6	5	6
Rural	Rest of E	12	3	3	6	6	5
Total Number		<b>63</b>	<b>14</b>	<b>6</b>	<b>42</b>	<b>26</b>	<b>35</b>
Total Percentage		58%	13%	6%	39%	24%	32%

## 4.6 Space Standards

4.6.1 The following table shows the results from the policy survey. The following key points are noted:

- 33% of authorities within the sample included a space standard policy.
- 56% of space standards correlated to Homes & Communities Agency or London Housing SPG standards.
- The size of scheme was not a factor in application of space standards – policies either required the standard for all dwellings (including large, small, affordable and private) or only to affordable dwellings.

Table 10 – Space Standards Results Table

Space Standard		No. of plans	Type of Application		
			Affordable Housing	Large Developments	All Dwellings
Urban	L & SE	19	1	0	18
Rural	L & SE	7	4	0	3
Urban	Rest of E	6	3	0	3
Rural	Rest of E	3	3	0	0
Total Number		<b>36</b>	<b>11</b>	<b>0</b>	<b>24</b>
Total Percentage		33%	10%	0%	22%

## 4.7 Water Efficiency

4.7.1 The following table shows the results from the policy survey. The following key points are noted:

- 12% of authorities within the sample included a water efficiency standard.
- 75% of policies were in London & South East.
- 3 of the 12 authorities required a level of water use by referring to a specific number of credits from the Code for Sustainable Homes.

Table 12 – Water Results Table

Water		Type of Application			
		No. of plans	Affordable Housing	Large Developments	All Dwellings
Urban	L & SE	6	0	2	4
Rural	L & SE	4	0	1	3
Urban	Rest of E	1	0	0	1
Rural	Rest of E	2	0	1	1
Total Number		<b>13</b>	<b>0</b>	<b>4</b>	<b>9</b>
Total Percentage		12%	0%	4%	8%

## 4.8 Aspirational Standards

- 4.8.1 Table 13 shows the number of firm policies compared to the total number of aspirational policies.
- 4.8.2 As can be seen, housing standards are very prevalent in local planning policy though with varying degrees of firmness of application. For example; Lifetime Homes was a firm requirement in 42% of policies surveyed, but if the authorities who targeted or sought to achieve this standard wherever possible are included this rises to 76%.

*Table 13 – Aspirational Standards Results*

Standard	Percentage of local authorities including a 'Firm' policy standard	Percentage of local authorities including a 'Firm' or 'Aspirational' standard
Secured by Design Part 2	21%	44%
Lifetime Homes	42%	76%
Wheelchair Housing Design Guide	17%	26%
Code for Sustainable Homes	58%	74%
Space Standards	33%	39%
Water Efficiency	12%	55%



## 5 Planning Applications Survey Results

- 5.1.1 As outlined within section 4 of this report, local authorities required standards of varying types and levels. However, uncertainty existed as to what proportions of policies translate into requirements for individual schemes. Any policies not translating into requirements could have been negotiated out on viability grounds or found not to be appropriate for all scheme types.
- 5.1.2 There are two potential ways in which a policy could influence a scheme:
- As part of the pre-application process the Council's planning officer could confirm the requirement and the design team could incorporate this into the scheme designs
  - The planning consent could include a condition requiring compliance
- 5.1.3 EC Harris investigated the two routes above via a survey of construction professionals involved in the pre-planning process and review of a number of planning consents as explained earlier within this report. The results of the two approaches are included below.

### Survey of professionals

- 5.1.4 Table 14 below indicates the range in responses from 10nr project management professionals and 5nr architects. The stated percentages indicate the professionals' experience as to what proportion of standards within planning policy are enforced on schemes during the pre-planning process.

Table 14 – Professionals survey summary

Standard	Rate
Secured by Design	74%
Lifetime Homes	80%
Wheelchair Housing Design Guide	79%
Code for Sustainable Homes	91%
Space standards	82%
Water efficiency	70%

- 5.1.5 The table above shows that for all the housing standards surveyed industry professionals felt they were being applied through to consents in at least 70% of cases. This shows a strong indication that policies included within plans were being carried through to developments.

### Survey of planning consents

- 5.1.6 Table 14a below indicates the number of planning consents within the sample which should have included a standard based on policy requirements. This is then compared to the number of planning consents which actually included a condition. The final column indicates the percentage of consents which included a standard compared to those would have been expected to include a standard based on the policy (i.e. if each consent included all of the standards from the policy documents the percentage would be 100%).

Table 14a – Planning Applications Survey Summary

Standard	Total Number of Consents based on Policy Requirement	Total Number of Consents requiring Standard as a Condition	Percentage
Secured by design Part 2	51	12	24%
Lifetime Homes	115	22	19%
WHDG	55	10	18%
Code for Sustainable Homes	101	32	32%
Space standards	65	1	0%
Water / greywater	33	4	12%

5.1.7 Table 14a shows a smaller percentage of policies being carried through to conditions compared with Table 14. This difference highlights that the various housing standards are not always stated as conditions within planning consents and are often granted based upon pre application drawings, designed to relevant standards.

5.1.8 Table 15 indicates the spread of those consents requiring a standard as a condition, split by scheme size. It appears that broadly policies translate into planning conditions more frequently for large schemes than smaller developments.

Table 15 – Conditions required by Development Size

Standard	Small Development	Medium Development	Large Development
	0-10	11-50	51+
Secured by design Part 2	17%	33%	50%
Lifetime Homes	23%	27%	50%
WHDG	0%	50%	50%
Code for Sustainable Homes	28%	41%	31%
Renewables - Merton Rule	11%	44%	44%
Space standards	0%	0%	100%
Water Efficiency	0%	25%	75%

## 6 Future Direction of Travel

- 6.1.1 As stated in section 3.3 of this report only 18% of the surveyed authorities stated a future policy within their current plan. All of these indicated proposed increases in standards relating to sustainability.
- 6.1.2 Of the future policies recorded, 4 proposed requirements for Code for Sustainable Homes level 5 and 12 proposed requirements for Code level 6, a total of 16 authorities. This may indicate a direction of increasing sustainability standards in future policy.
- 6.1.3 A review was also undertaken to identify any correlation between the date of introduction of Code related policies and the level set. The key findings from this review were:
- The proportion of authorities requiring Code for Sustainable Homes has increased over time. In policies last updated in 2008 or earlier the majority (60%) did not require any Code standard. By 2013 only (42%) did not have a Code requirement of some level.
  - The level of Code for Sustainable Homes has increased over time. In policies last updated in 2008 or earlier it was most common not to include a Code level (64%), followed by level 3 (22%) and level 4 (14%). By 2013 Code level 4 was most common (32%) followed by Code 3 (24%) and no Code level (42%).
  - The Homes & Communities Agency Design and Quality Standards are a significant factor, requiring Code level 4 for all new affordable housing.
  - The London Housing SPG is a further significant factor, requiring Code level 4 for all new homes in London.
  - Only 2 plans that were adopted in 2014 were included within the survey. Due to the sample size it is not possible to draw firm conclusions from these; so the points above only relate to surveyed plans that were adopted up to 2013.
- 6.1.4 Further analysis of trends arising from the Survey is undertaken in the accompanying Adroit report - DCLG Housing Standards Review, Evidence Report.

## Appendices

## Appendix A – Survey Template

Housing Standards Review  
Local Authority Policy Survey

Authority  
Weblink to policies  
Policy Summary


**Current policy**

Standard	Year Applies	Application				Level	Notes
		In policy	Affordable Housing	Large Developments	All Dwellings		
		(Y/N)	Quantity (0-100%)	Quantity (0-100%)	Quantity (0-100%)	(where applicable)	
Secured by design Part 2							
Lifetime Homes							
WHDG							
Code for Sustainable Homes							
Renewables							
Space standards							
Water / greywater							
Other							

**Future Policy**

Standard	Year Applies	Application				Level	Notes
		In policy	Affordable Housing	Large Developments	All Dwellings		
		(Y/N)	Quantity (0-100%)	Quantity (0-100%)	Quantity (0-100%)	(where applicable)	
Secured by design Part 2							
Lifetime Homes							
WHDG							
Code for Sustainable Homes							
Renewables							
Space standards							
Water / greywater							
Other							

## Appendix B – Local Authority Policy Survey Data

Ref	Urban/ rural	London & SE / Rest of England	WHDG					Notes
			In policy	Affordable Housing	Large Developmen ts	All Dwellings	Level	
1	Urban	LSE	Y	0%	0%	10%	GWDG	10 Units or More. The London Plan
2	Urban	Rest of England	N	0%	0%	0%	-	Appropriate proportion
3	Urban	LSE	N	0%	0%	0%	-	-
4	Urban	Rest of England	Y	0%	0%	5%	Bespoke	-
5	Urban	LSE	Y	0%	0%	10%	WHDG	Majority the same except a few minor changes
6	Urban	Rest of England	N	0%	0%	0%	-	Meet housing corporations standards
7	Urban	Rest of England	N	0%	0%	0%	-	-
8	Urban	LSE	N	0%	0%	0%	-	-
9	Urban	LSE	Y	0%	0%	5%	Bespoke	-
10	Urban	Rest of England	N	0%	0%	0%	-	-
11	Urban	LSE	Y	15%	0%	0%	Bespoke	-
12	Rural	Rest of England	N	0%	0%	0%	-	All homes to be built so people able to work from home.
13	Rural	LSE	N	0%	0%	0%	-	-
14	Rural	LSE	N	0%	0%	0%	-	-
15	Rural	LSE	N	0%	0%	0%	-	-
16	Rural	LSE	N	0%	0%	0%	-	-
17	Rural	LSE	N	0%	0%	0%	-	-
18	Rural	Rest of England	0	0%	0%	0%	-	-
19	Rural	Rest of England	N	0%	0%	0%	-	-
20	Rural	Rest of England	N	0%	0%	0%	-	-
21	Rural	Rest of England	N	0%	0%	0%	-	-
22	Rural	Rest of England	N	0%	0%	0%	-	Housing Corporations Standards. Where need is identified.
23	Urban	Rest of England	N	0%	0%	0%	-	Encouraged in Affordable units
24	Rural	LSE	N	0%	0%	0%	-	-
25	Rural	LSE	N	0%	0%	0%	-	-
26	Urban	LSE	N	0%	0%	0%	-	Seeks to achieve wherever possible.
27	Rural	Rest of England	N	0%	0%	0%	-	-
28	Urban	Rest of England	N	0%	0%	0%	-	-
29	Rural	LSE	N	0%	0%	0%	-	-
30	Urban	LSE	N	0%	0%	0%	-	encouraged to achieve 10% wheelchair units.
31	Rural	Rest of England	N	0%	0%	0%	-	-
32	Urban	Rest of England	N	0%	0%	0%	-	-
33	Rural	LSE	N	0%	0%	0%	-	-
34	Urban	LSE	Y	0%	0%	10%	WHDG	-
35	Rural	Rest of England	N	0%	0%	0%	-	-
36	Urban	Rest of England	N	0%	0%	0%	-	-



37	Rural	LSE	N	0%	0%	0%	-	-
38	Rural	Rest of England	N	0%	0%	0%	-	-
39	Urban	Rest of England	N	0%	0%	0%	-	-
40	Urban	LSE	Y	0%	0%	10%	WHDG	-
41	Urban	LSE	Y	0%	2%	0%	-	50 units or more. Housing Corporation Scheme Development Standards.
42	Urban	LSE	N	0%	0%	0%	-	-
43	Urban	Rest of England	N	0%	0%	0%	-	-
44	Rural	LSE	N	0%	0%	0%	-	-
45	Rural	Rest of England	N	0%	0%	0%	-	-
46	Urban	LSE	N	0%	0%	0%	-	-
47	Urban	Rest of England	N	0%	0%	0%	-	-
48	Rural	Rest of England	N	0%	0%	0%	-	-
49	Rural	LSE	N	0%	0%	0%	-	-
50	Urban	LSE	N	0%	0%	0%	-	-
51	Urban	Rest of England	Y	0%	2%	0%	Bespoke	50 units or more. 2% of dwellings to be wheelchair
52	Rural	LSE	N	0%	0%	0%	-	-
53	Rural	Rest of England	N	0%	0%	0%	-	-
54	Rural	LSE	N	0%	0%	0%	-	-
55	Urban	LSE	Y	0%	0%	10%	WHDG	10 units or more.
56	Urban	Rest of England	N	0%	0%	0%	-	-
57	Urban	Rest of England	N	0%	0%	0%	-	Designed to be accessible/responsive to the needs of all people.
58	Rural	LSE	N	0%	0%	0%	-	-
59	Rural	Rest of England	N	0%	0%	0%	-	-
60	Rural	Rest of England	N	0%	0%	0%	-	-
61	Urban	Rest of England	N	0%	0%	0%	-	-
62	Urban	LSE	N	0%	0%	0%	-	-
63	Rural	Rest of England	N	0%	0%	0%	-	-
64	Rural	LSE	N	0%	0%	0%	-	-
65	Urban	Rest of England	N	0%	0%	0%	-	-
66	Urban	LSE	N	0%	0%	0%	-	Proportion of developments to have wheelchair access.
68	Rural	Rest of England	N	0%	0%	0%	-	-
69	Rural	Rest of England	N	0%	0%	0%	-	-
70	Rural	LSE	N	0%	0%	0%	-	-
71	Rural	LSE	N	0%	0%	0%	-	-
72	Rural	LSE	N	0%	0%	0%	-	Encouraged in affordable homes where viable.
73	Rural	LSE	N	0%	0%	0%	-	-
74	Urban	LSE	N	0%	0%	0%	-	-
75	Urban	LSE	Y	0%	100%	0%	-	20 units or more

76	Urban	LSE	N	0%	0%	0%	-	-
77	Urban	Rest of England	N	0%	0%	0%	-	Encouraged in large developments
78	Urban	Rest of England	N	0%	0%	0%	-	-
79	Urban	Rest of England	N	0%	0%	0%	-	-
80	Rural	Rest of England	N	0%	0%	0%	-	-
81	Rural	Rest of England	N	0%	0%	0%	-	-
82	Rural	LSE	N	0%	0%	0%	-	-
83	Rural	LSE	N	0%	0%	0%	-	Proportion encouraged
84	Urban	LSE	N	0%	0%	0%	-	-
85	Rural	Rest of England	N	0%	0%	0%	-	-
86	Urban	Rest of England	N	0%	0%	0%	-	-
87	Urban	LSE	Y	0%	0%	10%	WHDG	-
88	Rural	LSE	N	0%	0%	0%	-	-
89	Urban	LSE	N	0%	0%	0%	-	-
90	Rural	LSE	N	0%	0%	0%	-	-
91	Urban	LSE	N	0%	0%	0%	-	-
92	Urban	LSE	N	0%	0%	0%	-	-
93	Rural	LSE	N	0%	0%	0%	-	-
94	Rural	LSE	N	0%	0%	0%	-	-
95	Urban	LSE	Y	0%	0%	10%	-	-
96	Urban	LSE	Y	0%	3%	0%	-	30 units or more. 1% in developments between 10 -30 units.
97	Rural	LSE	N	0%	0%	0%	-	-
98	Urban	LSE	Y	0%	0%	10%	-	-
99	Rural	LSE	N	0%	0%	0%	-	-
100	Urban	LSE	N	0%	0%	0%	-	-
101	Urban	Rest of England	N	0%	0%	0%	-	-
102	Urban	Rest of England	N	0%	0%	0%	-	-
103	Urban	Rest of England	N	0%	0%	0%	-	-
104	Rural	Rest of England	N	0%	0%	0%	-	-
105	Rural	Rest of England	N	0%	0%	0%	-	-
106	Rural	Rest of England	N	0%	0%	0%	-	-
107	Urban	LSE	Y	0%	0%	10%	WHDG	-
108	Urban	Rest of England	N	0%	0%	0%	-	-
109	Urban	LSE	Y	0%	0%	10%	WHDG	-
110	Rural	Rest of England	N	0%	0%	0%	-	-

			Water / greywater					
Ref	Urban/ rural	London & SE / Rest of England	In policy	Affordable Housing	Large Developmen ts	All Dwellings	Level	Notes
1	Urban	LSE	N	0%	0%	0%	-	Gives advice / recommendations on sustainable water usage.
2	Urban	Rest of England	N	0%	0%	0%	-	Provides methods / advice on how to be more energy efficient
3	Urban	LSE	N	0%	0%	0%	-	-
4	Urban	Rest of England	Y	0%	0%	100%	-	Bespoke additional criteria above Building Regs
5	Urban	LSE	Y	0%	100%	0%	-	10 units or more
6	Urban	Rest of England	N	0%	0%	0%	-	Guidance and emphasis on reducing water consumption
7	Urban	Rest of England	N	0%	0%	0%	-	-
8	Urban	LSE	N	0%	0%	0%	-	-
9	Urban	LSE	N	0%	0%	0%	-	-
10	Urban	Rest of England	N	0%	0%	0%	-	-
11	Urban	LSE	N	0%	0%	0%	-	-
12	Rural	Rest of England	N	0%	0%	0%	-	-
13	Rural	LSE	N	0%	0%	0%	-	Guidance and advice is given.
14	Rural	LSE	N	0%	0%	0%	-	Advice and guidance given.
15	Rural	LSE	Y	0%	0%	100%	-	Harvesting & Storage system that meets minimum 80% BRE for water conservation.
16	Rural	LSE	N	0%	0%	0%	-	-
17	Rural	LSE	N	0%	0%	0%	-	-
18	Rural	Rest of England	N	0%	0%	0%	-	-
19	Rural	Rest of England	Y	0%	100%	0%	-	10 units or more
20	Rural	Rest of England	N	0%	0%	0%	-	Encouraged.
21	Rural	Rest of England	Y	0%	0%	100%	4	At least level 4 of code.
22	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
23	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
24	Rural	LSE	N	0%	0%	0%	-	-
25	Rural	LSE	Y	0%	0%	100%	-	Submit details of rainwater harvesting / grey water
26	Urban	LSE	N	0%	0%	0%	-	Where practicable.
27	Rural	Rest of England	N	0%	0%	0%	-	-
28	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
29	Rural	LSE	N	0%	0%	0%	-	Encouraged in large developments
30	Urban	LSE	Y	0%	0%	100%	4	Achieve Code level 4.
31	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
32	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
33	Rural	LSE	N	0%	0%	0%	-	-
34	Urban	LSE	N	0%	0%	0%	-	Encouraged
35	Rural	Rest of England	N	0%	0%	0%	-	-
36	Urban	Rest of England	N	0%	0%	0%	-	-
37	Rural	LSE	N	0%	0%	0%	-	Encouraged

38	Rural	Rest of England	N	0%	0%	0%	-	-
39	Urban	Rest of England	N	0%	0%	0%	-	-
40	Urban	LSE	N	0%	0%	0%	-	Encouraged
41	Urban	LSE	N	0%	0%	0%	-	-
42	Urban	LSE	N	0%	0%	0%	-	A feasibility study to be submitted on major developments
43	Urban	Rest of England	N	0%	0%	0%	-	-
44	Rural	LSE	N	0%	0%	0%	-	Encouraged
45	Rural	Rest of England	N	0%	0%	0%	-	-
46	Urban	LSE	Y	0%	0%	100%	4	Code level. Sites of 500 units or more require rainwater harvesting.
47	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
48	Rural	Rest of England	N	0%	0%	0%	-	Developments to demonstrate how they have tried to minimise energy consumption.
49	Rural	LSE	N	0%	0%	0%	-	-
50	Urban	LSE	N	0%	0%	0%	-	Emphasised as a point of focus / importance
51	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
52	Rural	LSE	N	0%	0%	0%	-	-
53	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
54	Rural	LSE	N	0%	0%	0%	-	Encouraged
55	Urban	LSE	N	0%	0%	0%	-	Encouraged
56	Urban	Rest of England	N	0%	0%	0%	-	-
57	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
58	Rural	LSE	N	0%	0%	0%	-	Encouraged
59	Rural	Rest of England	N	0%	0%	0%	-	-
60	Rural	Rest of England	N	0%	0%	0%	-	-
61	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
62	Urban	LSE	Y	0%	0%	100%	-	Code Level 3-4
63	Rural	Rest of England	N	0%	0%	0%	-	-
64	Rural	LSE	N	0%	0%	0%	-	Encouraged
65	Urban	Rest of England	N	0%	0%	0%	-	-
66	Urban	LSE	N	0%	0%	0%	-	-
68	Rural	Rest of England	N	0%	0%	0%	-	-
69	Rural	Rest of England	N	0%	0%	0%	-	-
70	Rural	LSE	Y	0%	0%	100%	-	Code level 4 for Water. Developments over 500 units must reach level 6 by 2015
71	Rural	LSE	N	0%	0%	0%	-	Encouraged
72	Rural	LSE	N	0%	0%	0%	-	Encouraged
73	Rural	LSE	N	0%	0%	0%	-	-
74	Urban	LSE	N	0%	0%	0%	-	Encouraged
75	Urban	LSE	Y	0%	100%	0%	-	10 units or more
76	Urban	LSE	N	0%	0%	0%	-	Encouraged
77	Urban	Rest of England	N	0%	0%	0%	-	-

78	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
79	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
80	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
81	Rural	Rest of England	N	0%	0%	0%	-	Statement must be provided showing how it has been taken into account
82	Rural	LSE	N	0%	0%	0%	-	-
83	Rural	LSE	N	0%	0%	0%	-	Encouraged
84	Urban	LSE	Y	0%	0%	100%	-	-
85	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
86	Urban	Rest of England	N	0%	0%	0%	-	-
87	Urban	LSE	N	0%	0%	0%	-	Encouraged
88	Rural	LSE	N	0%	0%	0%	-	Encouraged
89	Urban	LSE	N	0%	0%	0%	-	Encouraged
90	Rural	LSE	N	0%	0%	0%	-	Encouraged
91	Urban	LSE	N	0%	0%	0%	-	Encouraged
92	Urban	LSE	N	0%	0%	0%	-	Encouraged
93	Rural	LSE	Y	0%	100%	0%	-	required to submit a statement of how they will address conservation of water.
94	Rural	LSE	N	0%	0%	0%	-	-
95	Urban	LSE	N	0%	0%	0%	-	Encouraged
96	Urban	LSE	N	0%	0%	0%	-	Encouraged
97	Rural	LSE	N	0%	0%	0%	-	-
98	Urban	LSE	N	0%	0%	0%	-	-
99	Rural	LSE	N	0%	0%	0%	-	-
100	Urban	LSE	N	0%	0%	0%	-	-
101	Urban	Rest of England	N	0%	0%	0%	-	-
102	Urban	Rest of England	N	0%	0%	0%	-	-
103	Urban	Rest of England	N	0%	0%	0%	-	-
104	Rural	Rest of England	N	0%	0%	0%	-	-
105	Rural	Rest of England	N	0%	0%	0%	-	-
106	Rural	Rest of England	N	0%	0%	0%	-	-
107	Urban	LSE	N	0%	0%	0%	-	-
108	Urban	Rest of England	N	0%	0%	0%	-	-
109	Urban	LSE	N	0%	0%	0%	-	-
110	Rural	Rest of England	N	0%	0%	0%	-	-

Ref	Urban/ rural	London & SE / Rest of England	Space standards					
			In policy	Affordable Housing	Large Developmen ts	All Dwellings	Level	Notes
1	Urban	LSE	Y	0%	0%	100%	LHDG	Meet minimum space standards
2	Urban	Rest of England	Y	100%	0%	0%	Bespoke	Built to HCA space standards or the councils own minimum - whichever the greater
3	Urban	LSE	Y	0%	0%	100%	HCA	-
4	Urban	Rest of England	Y	100%	0%	0%	Bespoke	-
5	Urban	LSE	Y	0%	0%	100%	LHDG	-
6	Urban	Rest of England	Y	0%	0%	100%	HCA	-
7	Urban	Rest of England	Y	0%	0%	100%	Bespoke	-
8	Urban	LSE	Y	0%	0%	100%	Bespoke	Bespoke based on HCA guidelines
9	Urban	LSE	Y	100%	0%	0%	Bespoke	-
10	Urban	Rest of England	N	0%	0%	0%	-	-
11	Urban	LSE	Y	0%	0%	100%	Bespoke	-
12	Rural	Rest of England	Y	100%	0%	0%	Bespoke	-
13	Rural	LSE	Y	0%	0%	100%	Bespoke	Based upon a mixture of HCA and LHDG standards.
14	Rural	LSE	N	0%	0%	0%	-	-
15	Rural	LSE	N	0%	0%	0%	-	Advice & Guidance given.
16	Rural	LSE	N	0%	0%	0%	-	Developments should include adequate internal space'
17	Rural	LSE	Y	100%	0%	0%	HCA	-
18	Rural	Rest of England	Y	100%	0%	0%	HCA	-
19	Rural	Rest of England	N	0%	0%	0%	-	Units of adequate size.
20	Rural	Rest of England	N	0%	0%	0%	-	-
21	Rural	Rest of England	N	0%	0%	0%	-	Appropriate size and arrangement.
22	Rural	Rest of England	N	0%	0%	0%	-	-
23	Urban	Rest of England	N	0%	0%	0%	-	-
24	Rural	LSE	Y	0%	0%	100%	Bespoke	-
25	Rural	LSE	N	0%	0%	0%	-	Enough space to live comfortably'
26	Urban	LSE	Y	0%	0%	100%	EP	EP 2007 Standards
27	Rural	Rest of England	N	0%	0%	0%	-	-
28	Urban	Rest of England	N	0%	0%	0%	-	-
29	Rural	LSE	N	0%	0%	0%	-	-
30	Urban	LSE	N	0%	0%	0%	-	-
31	Rural	Rest of England	N	0%	0%	0%	-	-
32	Urban	Rest of England	N	0%	0%	0%	-	-
33	Rural	LSE	N	0%	0%	0%	-	-
34	Urban	LSE	Y	0%	0%	100%	LHDG	-
35	Rural	Rest of England	N	0%	0%	0%	-	-
36	Urban	Rest of England	N	0%	0%	0%	-	-
37	Rural	LSE	N	0%	0%	0%	-	-

38	Rural	Rest of England	N	0%	0%	0%	-	-
39	Urban	Rest of England	N	0%	0%	0%	-	-
40	Urban	LSE	Y	0%	0%	100%	Bespoke	Based around HCA
41	Urban	LSE	N	0%	0%	0%	-	-
42	Urban	LSE	N	0%	0%	0%	-	-
43	Urban	Rest of England	Y	100%	0%	0%	HCA	-
44	Rural	LSE	N	0%	0%	0%	-	-
45	Rural	Rest of England	N	0%	0%	0%	-	-
46	Urban	LSE	N	0%	0%	0%	-	-
47	Urban	Rest of England	N	0%	0%	0%	-	-
48	Rural	Rest of England	N	0%	0%	0%	-	-
49	Rural	LSE	Y	100%	0%	0%	HCA	-
50	Urban	LSE	Y	0%	0%	100%	EP	-
51	Urban	Rest of England	N	0%	0%	0%	-	-
52	Rural	LSE	N	0%	0%	0%	-	-
53	Rural	Rest of England	N	0%	0%	0%	-	-
54	Rural	LSE	N	0%	0%	0%	-	-
55	Urban	LSE	y	0%	0%	100%	LHDG	-
56	Urban	Rest of England	N	0%	0%	0%	-	-
57	Urban	Rest of England	Y	0%	0%	100%	Bespoke	Only in regards to height
58	Rural	LSE	N	0%	0%	0%	-	-
59	Rural	Rest of England	Y	100%	0%	0%	HCA	-
60	Rural	Rest of England	N	0%	0%	0%	-	-
61	Urban	Rest of England	N	0%	0%	0%	-	-
62	Urban	LSE	N	0%	0%	0%	-	-
63	Rural	Rest of England	N	0%	0%	0%	-	-
64	Rural	LSE	N	0%	0%	0%	-	-
65	Urban	Rest of England	N	0%	0%	0%	-	-
66	Urban	LSE	N	0%	0%	0%	-	Incorporate generous space standards
68	Rural	Rest of England	N	0%	0%	0%	-	Guidance given on some areas
69	Rural	Rest of England	N	0%	0%	0%	-	-
70	Rural	LSE	N	0%	0%	0%	-	-
71	Rural	LSE	Y	0%	0%	80%	HCA	Small market dwellings (2 bedrooms) not exceed 70m2
72	Rural	LSE	Y	100%	0%	0%	HCA	-
73	Rural	LSE	N	0%	0%	0%	-	-
74	Urban	LSE	N	0%	0%	0%	-	-
75	Urban	LSE	N	0%	0%	0%	-	-
76	Urban	LSE	N	0%	0%	0%	-	-
77	Urban	Rest of England	N	0%	0%	0%	-	-

78	Urban	Rest of England	N	0%	0%	0%	-	-
79	Urban	Rest of England	N	0%	0%	0%	-	-
80	Rural	Rest of England	N	0%	0%	0%	-	-
81	Rural	Rest of England	N	0%	0%	0%	-	-
82	Rural	LSE	N	0%	0%	0%	-	-
83	Rural	LSE	Y	100%	0%	0%	HCA	-
84	Urban	LSE	Y	0%	0%	100%	Bespoke	-
85	Rural	Rest of England	N	0%	0%	0%	-	-
86	Urban	Rest of England	N	0%	0%	0%	-	-
87	Urban	LSE	y	0%	0%	100%	LHDG	-
88	Rural	LSE	N	0%	0%	0%	-	-
89	Urban	LSE	N	0%	0%	0%	-	-
90	Rural	LSE	N	0%	0%	0%	-	-
91	Urban	LSE	Y	0%	0%	100%	-	Based on LHDG & Lifetime Homes
92	Urban	LSE	Y	0%	0%	100%	HCA	-
93	Rural	LSE	N	0%	0%	0%	-	-
94	Rural	LSE	N	0%	0%	0%	-	-
95	Urban	LSE	Y	0%	0%	100%	Bespoke	Based on space standards set in the London Plan
96	Urban	LSE	n	0%	0%	0%	-	-
97	Rural	LSE	N	0%	0%	0%	-	-
98	Urban	LSE	Y	0%	0%	100%	LHDG	-
99	Rural	LSE	N	0%	0%	0%	-	-
100	Urban	LSE	N	0%	0%	0%	-	-
101	Urban	Rest of England	N	0%	0%	0%	-	-
102	Urban	Rest of England	N	0%	0%	0%	-	-
103	Urban	Rest of England	N	0%	0%	0%	-	-
104	Rural	Rest of England	N	0%	0%	0%	-	-
105	Rural	Rest of England	N	0%	0%	0%	-	-
106	Rural	Rest of England	N	0%	0%	0%	-	-
107	Urban	LSE	Y	0%	0%	100%	LHDG	-
108	Urban	Rest of England	N	0%	0%	0%	-	-
109	Urban	LSE	Y	0%	0%	100%	LHDG	-
110	Rural	Rest of England	N	0%	0%	0%	-	-



Secured by design Part 2								
Ref	Urban/ rural	London & SE / Rest of England	In policy	Affordable Housing	Large Developments	All Dwellings	Level	Notes
1	Urban	LSE	Y	100%	0%	0%	-	Council owned developments / RP developments
2	Urban	Rest of England	Y	0%	0%	0%	-	-
3	Urban	LSE	N	0%	0%	0%	-	-
4	Urban	Rest of England	N	0%	0%	0%	-	-
5	Urban	LSE	N	0%	0%	0%	-	Advises meeting this standard where possible however not mandatory.
6	Urban	Rest of England	N	0%	0%	0%	-	-
7	Urban	Rest of England	Y	0%	0%	100%	-	-
8	Urban	LSE	Y	0%	0%	100%	-	-
9	Urban	LSE	Y	100%	0%	0%	-	-
10	Urban	Rest of England	N	0%	0%	0%	-	-
11	Urban	LSE	N	0%	0%	0%	-	-
12	Rural	Rest of England	N	0%	0%	0%	-	-
13	Rural	LSE	N	0%	0%	0%	-	To be used as guidance
14	Rural	LSE	N	0%	0%	0%	-	Advice and guidance is given.
15	Rural	LSE	N	0%	0%	0%	-	References Secure by design as guidance.
16	Rural	LSE	N	0%	0%	0%	-	-
17	Rural	LSE	Y	0%	0%	100%	-	-
18	Rural	Rest of England	Y	100%	0%	0%	-	-
19	Rural	Rest of England	Y	0%	0%	100%	-	-
20	Rural	Rest of England	Y	0%	0%	100%	-	-
21	Rural	Rest of England	N	0%	0%	0%	-	-
22	Rural	Rest of England	N	0%	0%	0%	-	Do have a community safety plan
23	Urban	Rest of England	N	0%	0%	0%	-	-
24	Rural	LSE	Y	0%	0%	100%	-	-
25	Rural	LSE	N	0%	0%	0%	-	-
26	Urban	LSE	N	0%	0%	0%	-	-
27	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
28	Urban	Rest of England	Y	0%	100%	0%	-	Major Schemes'
29	Rural	LSE	N	0%	0%	0%	-	-
30	Urban	LSE	N	0%	0%	0%	-	-
31	Rural	Rest of England	N	0%	0%	0%	-	-
32	Urban	Rest of England	N	0%	0%	0%	-	-
33	Rural	LSE	Y	0%	0%	100%	-	-
34	Urban	LSE	N	0%	0%	0%	-	Encouraged
35	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
36	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
37	Rural	LSE	N	0%	0%	0%	-	Where possible
38	Rural	Rest of England	Y	0%	0%	100%	-	Bespoke based around 'Secured by Design'
39	Urban	Rest of England	Y	0%	0%	100%	-	-

40	Urban	LSE	N	0%	0%	0%	-	Encouraged in major developments
41	Urban	LSE	N	0%	0%	0%	-	-
42	Urban	LSE	Y	0%	100%	0%	-	10 units or more
43	Urban	Rest of England	Y	0%	0%	100%	-	-
44	Rural	LSE	Y	0%	0%	100%	-	-
45	Rural	Rest of England	N	0%	0%	0%	-	-
46	Urban	LSE	N	0%	0%	0%	-	-
47	Urban	Rest of England	Y	0%	0%	100%	-	-
48	Rural	Rest of England	N	0%	0%	0%	-	-
49	Rural	LSE	N	0%	0%	0%	-	Encouraged and given as guideline
50	Urban	LSE	N	0%	0%	0%	-	-
51	Urban	Rest of England	N	0%	0%	0%	-	-
52	Rural	LSE	N	0%	0%	0%	-	-
53	Rural	Rest of England	Y	0%	0%	100%	-	-
54	Rural	LSE	N	0%	0%	0%	-	Given as guidance
55	Urban	LSE	N	0%	0%	0%	-	-
56	Urban	Rest of England	N	0%	0%	0%	-	-
57	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
58	Rural	LSE	N	0%	0%	0%	-	-
59	Rural	Rest of England	N	0%	0%	0%	-	-
60	Rural	Rest of England	N	0%	0%	0%	-	-
61	Urban	Rest of England	N	0%	0%	0%	-	Developments will be assessed against how many units meet this criteria
62	Urban	LSE	N	0%	0%	0%	-	-
63	Rural	Rest of England	N	0%	0%	0%	-	-
64	Rural	LSE	N	0%	0%	0%	-	-
65	Urban	Rest of England	N	0%	0%	0%	-	-
66	Urban	LSE	N	0%	0%	0%	-	-
68	Rural	Rest of England	N	0%	0%	0%	-	-
69	Rural	Rest of England	N	0%	0%	0%	-	-
70	Rural	LSE	N	0%	0%	0%	-	-
71	Rural	LSE	N	0%	0%	0%	-	-
72	Rural	LSE	N	0%	0%	0%	-	-
73	Rural	LSE	N	0%	0%	0%	-	-
74	Urban	LSE	N	0%	0%	0%	-	Encouraged
75	Urban	LSE	Y	0%	0%	100%	-	-
76	Urban	LSE	N	0%	0%	0%	-	-
77	Urban	Rest of England	N	0%	0%	0%	-	-
78	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
79	Urban	Rest of England	N	0%	0%	0%	-	-
80	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
81	Rural	Rest of England	N	0%	0%	0%	-	-

82	Rural	LSE	N	0%	0%	0%	-	Should incorporate principles.
83	Rural	LSE	N	0%	0%	0%	-	-
84	Urban	LSE	N	0%	0%	0%	-	-
85	Rural	Rest of England	N	0%	0%	0%	-	Offered as guidance
86	Urban	Rest of England	N	0%	0%	0%	-	-
87	Urban	LSE	Y	0%	0%	100%	-	-
88	Rural	LSE	N	0%	0%	0%	-	-
89	Urban	LSE	N	0%	0%	0%	-	-
90	Rural	LSE	N	0%	0%	0%	-	-
91	Urban	LSE	N	0%	0%	0%	-	-
92	Urban	LSE	Y	0%	0%	100%	-	In accordance with the Principles of Secure by Design
93	Rural	LSE	N	0%	0%	0%	-	-
94	Rural	LSE	N	0%	0%	0%	-	-
95	Urban	LSE	Y	0%	0%	0%	-	-
96	Urban	LSE	N	0%	0%	0%	-	-
97	Rural	LSE	N	0%	0%	0%	-	Encouraged
98	Urban	LSE	N	0%	0%	0%	-	Encouraged
99	Rural	LSE	N	0%	0%	0%	-	-
100	Urban	LSE	N	0%	0%	0%	-	-
101	Urban	Rest of England	N	0%	0%	0%	-	-
102	Urban	Rest of England	N	0%	0%	0%	-	-
103	Urban	Rest of England	N	0%	0%	0%	-	-
104	Rural	Rest of England	N	0%	0%	0%	-	-
105	Rural	Rest of England	N	0%	0%	0%	-	-
106	Rural	Rest of England	N	0%	0%	0%	-	-
107	Urban	LSE	N	0%	0%	0%	-	Encouraged
108	Urban	Rest of England	N	0%	0%	0%	-	-
109	Urban	LSE	N	0%	0%	0%	-	Principles Encouraged
110	Rural	Rest of England	N	0%	0%	0%	-	-

Ref	Urban/ rural	London & SE / Rest of England	Lifetime Homes					
			In policy	Affordable Housing	Large Developmen ts	All Dwellings	Level	Notes
1	Urban	LSE	Y	0%	0%	100%	-	-
2	Urban	Rest of England	Y	0%	0%	100%	-	-
3	Urban	LSE	Y	20%	0%	0%	-	All homes that achieve CfSH Level 6
4	Urban	Rest of England	Y	0%	0%	100%	-	-
5	Urban	LSE	Y	0%	0%	100%	-	-
6	Urban	Rest of England	N	0%	0%	0%	-	Adaptability is promoted.
7	Urban	Rest of England	Y	0%	0%	100%	-	-
8	Urban	LSE	Y	0%	0%	100%	-	-
9	Urban	LSE	Y	0%	0%	100%	-	-
10	Urban	Rest of England	Y	0%	25%	0%	-	Mobility Housing on developments in excess of 20 dwellings
11	Urban	LSE	Y	0%	0%	100%	-	-
12	Rural	Rest of England	Y	0%	0%	50%	-	-
13	Rural	LSE	Y	0%	0%	100%	-	-
14	Rural	LSE	N	0%	0%	0%	-	-
15	Rural	LSE	Y	0%	0%	100%	-	Minor adjustments to the required standards.
16	Rural	LSE	Y	0%	0%	100%	-	-
17	Rural	LSE	N	0%	0%	0%	-	Seek to achieve on Affordable units.
18	Rural	Rest of England	Y	30%	0%	0%	-	-
19	Rural	Rest of England	Y	0%	0%	100%	-	-
20	Rural	Rest of England	Y	0%	0%	100%	-	-
21	Rural	Rest of England	Y	0%	0%	100%	-	-
22	Rural	Rest of England	N	0%	0%	0%	-	Where need is identified.
23	Urban	Rest of England	Y	0%	0%	100%	-	Where possible
24	Rural	LSE	Y	0%	0%	100%	-	-
25	Rural	LSE	N	0%	0%	0%	-	Recommended as part of HCA
26	Urban	LSE	N	0%	0%	0%	-	Recommended.
27	Rural	Rest of England	Y	0%	0%	100%	-	-
28	Urban	Rest of England	N	0%	0%	0%	-	Developments should 'aim' for Lifetime Homes
29	Rural	LSE	N	0%	0%	0%	-	Encouraged in Affordable schemes.
30	Urban	LSE	N	0%	0%	0%	-	encouraged to achieve at least 33% lifetime homes.
31	Rural	Rest of England	N	0%	0%	0%	-	Encouraged where appropriate
32	Urban	Rest of England	N	0%	0%	0%	-	Seeks 10% in all dwellings
33	Rural	LSE	N	0%	0%	0%	-	Encourage that a proportion of units will achieve this.
34	Urban	LSE	Y	0%	0%	100%	-	-
35	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
36	Urban	Rest of England	Y	0%	0%	100%	0	Level can be negotiated

37	Rural	LSE	N	0%	0%	0%	-	Encouraged
38	Rural	Rest of England	Y	0%	0%	100%	-	-
39	Urban	Rest of England	Y	0%	0%	100%	-	-
40	Urban	LSE	Y	0%	0%	100%	-	-
41	Urban	LSE	Y	0%	20%	0%	-	15 units or more.
42	Urban	LSE	Y	0%	0%	100%	-	Not required on developments less than 3 units.
43	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
44	Rural	LSE	N	0%	0%	0%	-	Where possible'
45	Rural	Rest of England	N	0%	0%	0%	-	Encouraged in Affordable housing
46	Urban	LSE	Y	0%	0%	100%	-	Maximum number of units possible.
47	Urban	Rest of England	N	0%	0%	0%	-	-
48	Rural	Rest of England	N	0%	0%	0%	-	-
49	Rural	LSE	N	0%	0%	0%	-	Encouraged and required for all social grant housing
50	Urban	LSE	Y	0%	0%	100%	-	Should demonstrate how it has been considered.
51	Urban	Rest of England	N	0%	0%	0%	-	Target 50%
52	Rural	LSE	N	0%	0%	0%	-	-
53	Rural	Rest of England	N	0%	0%	0%	-	Encouraged to be built to or easily adaptable
54	Rural	LSE	N	0%	0%	0%	-	Encouraged on sites of 5 units or more. Proportion meets Lifetime homes Standard.
55	Urban	LSE	Y	0%	0%	100%	-	-
56	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
57	Urban	Rest of England	N	0%	0%	0%	-	Seeks to achieve lifetime homes.
58	Rural	LSE	N	0%	0%	0%	-	Adaptable homes encouraged
59	Rural	Rest of England	N	0%	0%	0%	-	-
60	Rural	Rest of England	N	0%	0%	0%	-	-
61	Urban	Rest of England	N	0%	0%	0%	-	Developments will be assessed against how many units meet this criteria
62	Urban	LSE	N	0%	0%	0%	-	Promoted as guidance
63	Rural	Rest of England	N	0%	0%	0%	-	-
64	Rural	LSE	N	0%	0%	0%	-	-
65	Urban	Rest of England	N	0%	0%	0%	-	-
66	Urban	LSE	Y	0%	0%	100%	-	-
68	Rural	Rest of England	N	0%	0%	0%	-	-
69	Rural	Rest of England	N	0%	0%	0%	-	-
70	Rural	LSE	N	0%	0%	0%	-	-
71	Rural	LSE	N	0%	0%	0%	-	Encouraged with objective of achieving 15% of all new homes Lifetime
72	Rural	LSE	N	0%	0%	0%	-	Seeks to meet standard for all affordable homes if viable.
73	Rural	LSE	N	0%	0%	0%	-	-
74	Urban	LSE	Y	0%	0%	100%	-	Government Target?
75	Urban	LSE	Y	0%	0%	100%	-	-

76	Urban	LSE	N	0%	0%	0%	-	-
77	Urban	Rest of England	N	0%	0%	0%	-	Encouraged in large developments
78	Urban	Rest of England	N	0%	0%	0%	-	-
79	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
80	Rural	Rest of England	Y	0%	100%	0%	-	10 or more units
81	Rural	Rest of England	N	0%	0%	0%	-	Offered as a guidance
82	Rural	LSE	N	0%	0%	0%	-	Provision encouraged.
83	Rural	LSE	Y	100%	0%	0%	-	Where feasible
84	Urban	LSE	0	0%	0%	0%	-	-
85	Rural	Rest of England	N	0%	0%	0%	-	-
86	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
87	Urban	LSE	Y	0%	0%	100%	-	-
88	Rural	LSE	N	0%	0%	0%	-	-
89	Urban	LSE	N	0%	0%	0%	-	Encouraged
90	Rural	LSE	N	0%	0%	0%	-	-
91	Urban	LSE	N	0%	0%	0%	-	-
92	Urban	LSE	N	0%	0%	0%	-	Encouraged
93	Rural	LSE	N	0%	0%	0%	-	Encouraged
94	Rural	LSE	N	0%	0%	0%	-	-
95	Urban	LSE	Y	0%	0%	100%	-	-
96	Urban	LSE	Y	0%	0%	100%	-	-
97	Rural	LSE	Y	0%	10%	0%	-	10 units or more
98	Urban	LSE	Y	0%	0%	100%	-	-
99	Rural	LSE	N	0%	0%	0%	-	-
100	Urban	LSE	N	0%	0%	0%	-	-
101	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
102	Urban	Rest of England	N	0%	0%	0%	-	Encouraged
103	Urban	Rest of England	Y	0%	0%	20%	-	-
104	Rural	Rest of England	Y	0%	0%	100%	-	-
105	Rural	Rest of England	N	0%	0%	0%	-	-
106	Rural	Rest of England	N	0%	0%	0%	-	-
107	Urban	LSE	Y	0%	0%	100%	-	-
108	Urban	Rest of England	N	0%	0%	0%	-	-
109	Urban	LSE	Y	0%	0%	100%	-	-
110	Rural	Rest of England	N	0%	0%	0%	-	-

Ref	Urban/ rural	London & SE / Rest of England	Code for Sustainable Homes					Notes
			In policy	Affordable Housing	Large Developmen ts	All Dwellings	Level	
1	Urban	LSE	Y	0%	0%	100%	4	-
2	Urban	Rest of England	N	0%	0%	0%	-	-
3	Urban	LSE	Y	0%	0%	100%	4	-
4	Urban	Rest of England	Y	100%	0%	0%	4	-
5	Urban	LSE	Y	100%	0%	0%	4	-
6	Urban	Rest of England	Y	100%	0%	0%	3	Meet housing corporations Code standards
7	Urban	Rest of England	Y	0%	0%	100%	4	Needs to meet minimum standards
8	Urban	LSE	Y	0%	0%	100%	4	-
9	Urban	LSE	Y	0%	0%	100%	4	-
10	Urban	Rest of England	Y	0%	0%	100%	4	-
11	Urban	LSE	Y	0%	0%	100%	-	-
12	Rural	Rest of England	Y	100%	0%	0%	3	-
13	Rural	LSE	Y	0%	0%	100%	3	Level 4 required for Urban extensions and Greenfield.
14	Rural	LSE	Y	0%	0%	100%	3	-
15	Rural	LSE	Y	0%	0%	100%	4	-
16	Rural	LSE	Y	0%	0%	100%	4	-
17	Rural	LSE	Y	100%	0%	0%	4	-
18	Rural	Rest of England	Y	0%	0%	100%	3	-
19	Rural	Rest of England	Y	0%	0%	100%	3	-
20	Rural	Rest of England	Y	0%	0%	100%	3	-
21	Rural	Rest of England	N	0%	0%	0%	-	Encourages
22	Rural	Rest of England	N	0%	0%	0%	-	-
23	Urban	Rest of England	Y	100%	0%	0%	3	Or national requirement at time of submission.
24	Rural	LSE	Y	0%	0%	100%	4	-
25	Rural	LSE	Y	0%	0%	100%	4	Encourages code 5 on large developments 10 units or more.
26	Urban	LSE	Y	0%	0%	100%	4	Developments of 250 units or more to achieve Level 5. unless can be proved unviable.
27	Rural	Rest of England	Y	0%	100%	0%	4	200 units or more
28	Urban	Rest of England	N	0%	0%	0%	-	Developments should 'aim' for level 3
29	Rural	LSE	Y	0%	0%	100%	4	-
30	Urban	LSE	Y	0%	100%	0%	3	25 units or more.
31	Rural	Rest of England	Y	100%	0%	0%	3	-
32	Urban	Rest of England	N	0%	0%	0%	-	-
33	Rural	LSE	N	0%	0%	0%	-	-
34	Urban	LSE	Y	0%	0%	100%	3	Level 4 for Major schemes
35	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
36	Urban	Rest of England	N	0%	0%	0%	-	-
37	Rural	LSE	N	0%	0%	0%	-	Encourages Level 3

38	Rural	Rest of England	Y	0%	100%	0%	4	200 units or more
39	Urban	Rest of England	Y	100%	0%	0%	3	-
40	Urban	LSE	Y	0%	0%	100%	4	-
41	Urban	LSE	N	0%	0%	0%	-	Building Regs minimum.
42	Urban	LSE	Y	0%	0%	100%	3	Level 4 on Developments over 10 units. Level 5 on Greenfield sites. Must show evidence why levels can not be achieved.
43	Urban	Rest of England	N	0%	0%	0%	-	-
44	Rural	LSE	Y	0%	0%	100%	3	-
45	Rural	Rest of England	Y	100%	0%	0%	3	-
46	Urban	LSE	N	0%	0%	0%	-	Code level 4 'Energy' required in site of 100 units or more
47	Urban	Rest of England	Y	0%	0%	100%	4	-
48	Rural	Rest of England	N	0%	0%	0%	-	Highest Code level viable'
49	Rural	LSE	Y	0%	0%	100%	4	-
50	Urban	LSE	Y	0%	0%	100%	3	Encouraged to meet level 4 from 2013. Level 6 from 2016.
51	Urban	Rest of England	Y	0%	0%	100%	3	-
52	Rural	LSE	N	0%	0%	0%	-	Encourages Level 3
53	Rural	Rest of England	N	0%	0%	0%	-	States new developments need to meet code. No level given.
54	Rural	LSE	Y	0%	0%	100%	4	-
55	Urban	LSE	Y	0%	0%	100%	3	Major schemes required to achieve Level 4, subject to feasibility.
56	Urban	Rest of England	N	0%	0%	0%	-	-
57	Urban	Rest of England	N	0%	0%	0%	-	Would like to see Level 3
58	Rural	LSE	N	0%	0%	0%	-	-
59	Rural	Rest of England	N	0%	0%	0%	-	Code level 4 encouraged in large developments.
60	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
61	Urban	Rest of England	Y	0%	0%	100%	4	-
62	Urban	LSE	N	0%	0%	0%	-	-
63	Rural	Rest of England	N	0%	0%	0%	-	-
64	Rural	LSE	N	0%	0%	0%	-	-
65	Urban	Rest of England	Y	0%	100%	0%	4	5 units or more
66	Urban	LSE	N	0%	0%	0%	-	Where viable, large developments to meet code 4
68	Rural	Rest of England	N	0%	0%	0%	-	-
69	Rural	Rest of England	N	0%	0%	0%	-	-
70	Rural	LSE	N	0%	0%	0%	-	-
71	Rural	LSE	Y	0%	100%	0%	3	10 units or more
72	Rural	LSE	Y	100%	0%	0%	3	HCA minimum Code standards
73	Rural	LSE	N	0%	0%	0%	-	-
74	Urban	LSE	Y	0%	0%	100%	4	Since further Part L updates. April 6th 2014.
75	Urban	LSE	Y	0%	100%	0%	3	10 units or more
76	Urban	LSE	N	0%	0%	0%	-	-
77	Urban	Rest of England	N	0%	0%	0%	-	-



78	Urban	Rest of England	Y	0%	0%	100%	3	-
79	Urban	Rest of England	N	0%	0%	0%	-	Encouraged to meet at least Level 3
80	Rural	Rest of England	Y	0%	0%	100%	4	-
81	Rural	Rest of England	Y	0%	0%	100%	4	Unless can be demonstrated unviable.
82	Rural	LSE	Y	0%	0%	100%	4	-
83	Rural	LSE	Y	100%	0%	0%	3	Guideline Levels given for non affordable housing.
84	Urban	LSE	N	0%	0%	0%	-	Encouraged to comply with national standard
85	Rural	Rest of England	N	0%	0%	0%	-	Requires Level 3 energy section of code for developments of 10 units or more.
86	Urban	Rest of England	N	0%	0%	0%	-	Encouraged in affordable housing
87	Urban	LSE	Y	0%	0%	100%	4	-
88	Rural	LSE	Y	100%	0%	0%	3	-
89	Urban	LSE	N	0%	0%	0%	-	-
90	Rural	LSE	Y	0%	0%	100%	4	-
91	Urban	LSE	Y	0%	0%	100%	3	-
92	Urban	LSE	N	0%	0%	0%	-	-
93	Rural	LSE	Y	100%	0%	0%	3	All dwellings encouraged to meet Level 3
94	Rural	LSE	N	0%	0%	0%	-	-
95	Urban	LSE	Y	0%	0%	100%	4	-
96	Urban	LSE	Y	0%	0%	100%	4	-
97	Rural	LSE	N	0%	0%	0%	-	-
98	Urban	LSE	Y	0%	0%	100%	4	Seek Level 5 between 2013-2015. Level 6 2016 onwards.
99	Rural	LSE	N	0%	0%	0%	-	-
100	Urban	LSE	N	0%	0%	0%	-	-
101	Urban	Rest of England	N	0%	0%	0%	-	-
102	Urban	Rest of England	N	0%	0%	0%	-	Encouraged to meet Level 3
103	Urban	Rest of England	N	0%	0%	0%	-	-
104	Rural	Rest of England	N	0%	0%	0%	-	Encouraged
105	Rural	Rest of England	Y	0%	0%	100%	4	-
106	Rural	Rest of England	N	0%	0%	0%	-	-
107	Urban	LSE	Y	100%	0%	0%	4	-
108	Urban	Rest of England	N	0%	0%	0%	-	-
109	Urban	LSE	Y	0%	0%	100%	4	Code level for energy. Encouraged to meet the other code categories as well. Major developments (10 units or more) to achieve Level 5
110	Rural	Rest of England	N	0%	0%	0%	-	-

