

ReSI Housing

Shared Ownership Environmental Charter

Energy performance

We will target EPC A where possible for all newly built homes, with a minimum of EPC B. As a comparison, the average UK home has an EPC rating of UK D¹.

This requirement for ReSI Housing's properties goes beyond current legislation for rental properties requiring a minimum EPC rating of E and protects against future changes, where we expect the minimum EPC will increase to C by 2030.²

For existing homes, help shared owners with homes rated EPC D or below to improve their energy efficiency through provision of advice, proven products and finance.

Energy efficiency

ReSI Housing will invest in high-quality new build properties which must meet the latest environmental requirements, leading to energy efficiency and reducing carbon intensity.

We will invest through a fabric first approach, meaning we ensure the building fabric is as efficient as possible before considering specification upgrades such as solar panels and heat pumps

Net zero carbon goal

ReSI Housing is committed to the delivery of sustainability and carbon reduction targets. This commitment involves increasing the proportion of homes we deliver that meet the Future Homes Standard, which is expected to be implemented by the government for all new homes by 2025, and reducing the proportion of homes that are reliant on fossil fuels by phasing out gas boilers.

1. English housing survey, 2022-2023

2. Only 34% of all homes meet the requirements for energy efficiency bands A to C - English Housing Survey, 2018.

We delivered our first net zero homes in 2023, and we continue to explore ways of increasing the proportion of new homes that we deliver to this standard.

We will work with industry partners to achieve net-zero carbon (including embodied carbon) for all new homes by 2050.

Energy use

Where possible, energy purchased for shared owners within apartment buildings will be sourced from renewables.

Shared owners will be encouraged to use renewable energy providers through having default tariffs with energy services companies committed to renewables.

In larger apartment buildings or wider estates, we will work with developers and providers to explore the feasibility of community heating systems or low carbon heating solutions as an alternative to individual gas boilers.

We continue to look for ways to drive best practice in the sector, including delivering some of the UK's first zero-bills homes in 2023

Water

Properties will be designed to moderate water usage.

Flooding

We do not develop new homes in flood areas with medium or high risk as recorded by the Environment Agency unless mitigated in conjunction with the Local Planning Authority.

Countryside

We aim to minimise the impact of development on our countryside by developing at least 60% of our new homes on brownfield sites.