

G U I D E

The Future Homes Standard.

A plot-level compliance playbook for housebuilders,
principal contractors and housing providers.

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ABOUT THIS GUIDE

The Future Homes Standard was published on 24 March 2026 and takes effect on 24 March 2027. This guide is written for the people who have to deliver it: commercial directors, build directors, compliance leads, principal contractors and the housing providers commissioning new stock. It covers the statutory dates, the technical uplift, who carries which obligations, and the operating model that gets every plot through with its evidence intact.



The one-line premise

From March 2027, compliance is a plot-level question. Every plot needs its own thread of evidence from application to completion.

SECTION 01

Executive summary.

The Future Homes Standard is the largest uplift to new-build energy regulation in England in a generation. Published on 24 March 2026, it takes effect for building regulations applications made on or after 24 March 2027, with higher-risk buildings following on 24 September 2027. Homes built under the new regime must deliver around 75 per cent lower carbon emissions than homes built to 2013 standards, through low-carbon heating, on-site solar generation and tighter fabric and ventilation performance.

The transition period is shorter and stricter than it looks. To remain under the current Part L, an application must be in before 24 March 2027 and work must have genuinely commenced by 24 March 2028. Commencement is defined per building under Regulation 46A: the ground floor structure

must be in place. Foundations alone no longer qualify, and different plots on the same site can fall under different regulations depending on when each one commenced.

That is the operational trap. Compliance is no longer a site-level question. It is a plot-level question, and it demands plot-level evidence: which regime each plot falls under, which SAP methodology applies, what was designed, what was installed, who signed it off and when. Housebuilders still running compliance through spreadsheets, shared drives and email threads will carry the cost of the new regime in delayed completions, failed sign-offs and unsellable stock. The builders who move their compliance records onto a per-plot operating model in the next twelve months will absorb the Standard as configuration rather than crisis.

75%

lower carbon emissions than homes built to 2013 standards

24 Mar 2027

the Standard applies to all new building regulations applications

24 Mar 2028

last date to commence a plot under the 2021 Part L

The one-line takeaway

From March 2027, every plot needs its own compliance thread from application to completion. Builders who can evidence that thread on demand will complete and sell on schedule. Builders who cannot will be doing forensic reconstruction under pressure.

SECTION 02

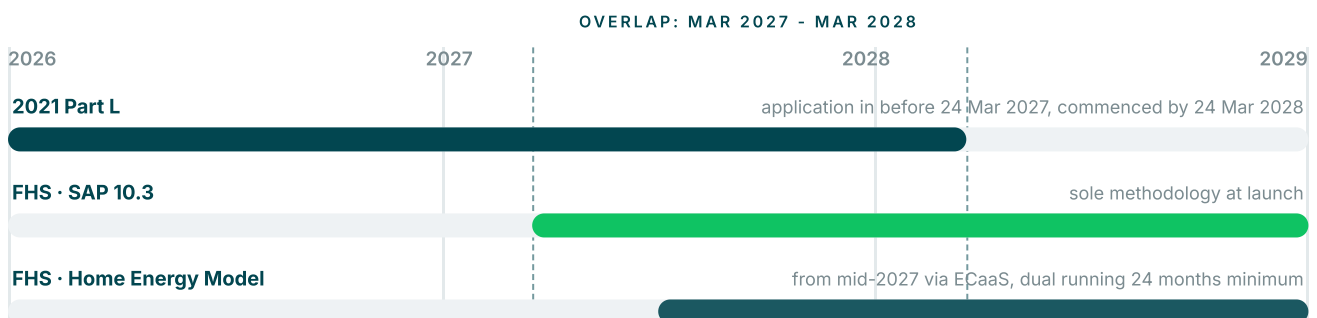
The dates, and the regimes they switch on.

Every date below is statutory. None of them move for individual sites.

DATE	WHAT TAKES EFFECT
2 Mar 2026	New Homes Quality Code v2 applies to homes reserved from this date
24 Mar 2026	Future Homes Standard published and laid before Parliament
24 Mar 2027	FHS in force for standard dwellings, assessed under SAP 10.3
24 Sep 2027	FHS in force for higher-risk buildings, on top of Gateway 2
24 Mar 2028	Transition ends: plots not genuinely commenced move to the new standard

Which rules can a plot be built under?

Three regimes overlap between March 2027 and March 2028. The per-building commencement rule means one site can hold plots under all of them at once.



Per building, not per site

Transitional protection applies to each individual building. Plot 14 can complete under the 2021 Part L while Plot 15, started three weeks later, must be redesigned for heat pumps, solar and the new fabric targets. Your records need to answer for every plot separately.

SECTION 03

Who the rules apply to.

The Future Homes Standard applies to all new residential building work in England. The New Homes Quality Code applies to registered developers across the UK. Between them they reach every organisation that builds, sells or delivers new homes. The exposure differs by seat.

Private housebuilders

No small-sites exemption. For SMEs the pressure lands on cash and programme: heat pumps, solar and upgraded fabric change build cost and sequencing, and a plot that misses the 2028 commencement deadline may need redesign. For volume builders it is consistency: hundreds of plots, each with its own regime status and evidence file.

Principal contractors

The compliance evidence is generated on your programme: commencement records, installation evidence, commissioning certificates. Employers and warranty providers will ask you to prove regime status and stage completion per plot. A complete thread at completion protects programme, retentions and client relationships.

Housing associations & local authorities

The homes you build become the homes you manage, so as-built evidence feeds asset and safety management for decades. The social sector's regulatory direction, from the golden thread to Awaab's Law, points one way: information per home must be accurate, current and retrievable.

Registered developers under the NHQC

Version 2 applies to homes reserved from 2 March 2026 and reaches marketing, reservation, handover and two years of aftercare. Customer-facing records and response times now carry regulatory weight; repeated failures can be treated as systemic by the Ombudsman.

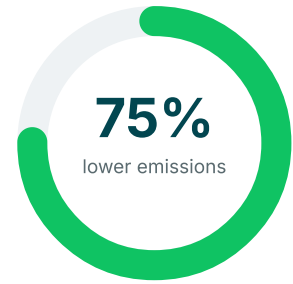
The common thread

Whichever seat you sit in, obligations attach to individual homes, and regulators expect evidence at the level of the individual home. Plot-level records absorb these regimes as configuration. Site-level spreadsheets absorb them as cost.

SECTION 04

What the Standard actually requires.

The Standard rewrites the notional dwelling that sets each home's energy and carbon targets. The benchmark now assumes a heat pump rather than a gas boiler, which effectively ends fossil fuel heating in new homes. Four changes carry most of the weight.



vs homes built to 2013 standards

01	Low-carbon heating	Heat pumps become the default. Target emission and primary energy rates are set by a heat pump-based notional dwelling: gas cannot reach compliance.
02	On-site generation	Rooftop solar PV becomes a practical requirement, with coverage expected across around 40 per cent of a home's floor area.
03	Fabric and ventilation	Insulation, airtightness and thermal bridging targets tighten. Mechanical ventilation becomes increasingly standard as fabric performance rises.
04	Zero-carbon ready	No further retrofit needed as the grid decarbonises: the home is complete on the day it is handed over.

SAP 10.3 hands over to the Home Energy Model

At launch, SAP 10.3 is the sole compliance methodology. The Home Energy Model follows on the government's ECaaS platform roughly three months later, then both run in parallel for at least 24 months. Each plot's record must state which methodology it was assessed under and hold the supporting documentation. When the same house type is assessed under SAP 10.3 on one phase and HEM on the next, the plot record is the only place the difference is visible.

SECTION 05

The real challenge is evidence.

The technical solutions are known and the supply chains exist. What the Standard changes operationally is the volume and granularity of evidence each plot must carry. Multiply the list below by every plot on every site, across a window in which three regimes run at once, and the spreadsheet model collapses. The failure mode is not a missing heat pump. It is a completion delayed because nobody can prove which regime the plot is under.



What every plot must be able to show

01	Regime	which rules the plot falls under, with application date and commencement evidence
02	Assessment	the as-designed energy assessment, including methodology and version
03	As built	the final specification, with substitutions from design recorded and re-assessed
04	Commissioning	records for heating, ventilation and generation systems
05	Sign-off	who approved each compliance stage, when, and on what evidence

The cost of standing still

A stalled completion costs financing interest, sales chain risk and customer goodwill on every affected plot. A systemic evidence failure costs far more: under NHQC v2 the Ombudsman can treat repeated process failures as organisation-wide, and building control can hold up whole phases while records are reconstructed.

SECTION 06

The plot-level operating model.

The builders who get through 2027 cleanly will share one characteristic: a single thread of compliance evidence per plot, maintained as work happens rather than assembled afterwards. Four components, one thread.

1

One record per plot

From reservation to end of defects: sales journey, build programme, energy compliance, handover, aftercare. Regime status, key dates and approvals live on the plot, not in a site-level spreadsheet that averages away the detail.

2

Stages with named sign-off

Compliance breaks into defined stages per plot, from house type configuration through to as-built evidence. Each stage approved by a named person, timestamped and auditable. Ubrix structures this as eight stages, with GPS and signature captured at approval.

3

Evidence captured at source

Photographs, certificates, commissioning sheets and assessor outputs attach to the plot and stage they belong to, at the moment they are produced. Site teams capture on the day; nobody reconstructs a folder six months later.

4

The thread continues into aftercare

The same record carries the defects period. When a resident reports a heat pump issue, the responding team sees the as-built spec, commissioning record and compliance history in one place. Under NHQC v2, that continuity is what protects you at the Ombudsman.

SECTION 07

The 12-month readiness plan.

Between now and March 2027, this is the work. Most of it is operational rather than technical.

WINDOW	ACTION
Now – Q4 2026	Map every plot against the transition rules: which must commence by 24 March 2028, and the evidence held for each
Now – Q4 2026	Lock post-2027 house types: heating strategy, PV layout, fabric specification, ventilation approach
Q4 2026	Move compliance records off spreadsheets into per-plot stages with named approvals and document capture
Q1 2027	Confirm SAP 10.3 arrangements with assessors; agree how methodology and version are recorded per plot
Q1 2027	Train site and commercial teams on the commencement definition and the evidence to capture for it
From 24 Mar 2027	Run dual-regime reporting: every plot flagged by regime, every stage evidenced, exceptions surfaced weekly

The test to set your team

Pick any live plot at random and ask for its regime status, its energy assessment, and its latest approved compliance stage, with evidence, inside five minutes. If that takes longer, the March 2027 operating model is not yet in place.

One record per plot.

Ubrix is the plot lifecycle platform for UK housebuilding: sales, build programme, energy compliance, handover and aftercare in one thread, from reservation to end of defects.

Energy compliance per plot

Part L built in for England: house type configuration, eight compliance stages, SAP documentation, approval audit trail with GPS and signature.

Aftercare that meets NHQC v2

Smart Triage reads and routes inbound snag reports. Auto-Assign sends jobs to the default contractor with human confirmation. Home Assist lets residents resolve simple issues themselves.

Built for your scale

From SME housebuilders to enterprise programmes of 4,000 plus units. Priced per plot.

[See Ubrix in action](#)

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