
FUTURE HOMES STANDARD UPDATE

Overview

The Future Homes Standard (FHS) is part of the UK government's strategy to achieve net-zero by 2050, focussing on making new homes more energy efficient and reducing their carbon footprint.

FHS Release Date

The publication of the new building regulation Part L for England is expected to be in Q1 2026

The Notional Build Specification (which establishes the Part L compliance targets) will also be issued in Q1 2026, enabling compliance checks to be completed on the new Part L regulations.

Compliance Software

SAP

Initially the revised SAP 10.3 will be the compliance tool for FHS, then over time will transition to Home Energy Model (HEM). The FHS will just use SAP 10.3 at launch.

The SAP10.3 will be the same software as the current (10.2) SAP software but with an updated notional model, along with revised carbon fuel and primary energy factors.

Benchmarking of SAP10.3 against HEM has highlighted inconsistencies in the results.

Home Energy Model (HEM)

It is understood that the HEM for Future Homes Standard compliance assessment is close to completion, but the EPC 'wrapper' is currently work in progress.

The more accurate HEM analysis will apply half hourly energy data, require significantly more complex inputs and assessment procedures than SAP, including detailed assessments of:

- Heating and emitters and system sizing;
- Ventilation and background ventilators; and,
- Individual build elements – shading, pitch and orientation.

HEM will support both new and existing building assessments (there will no longer be the RdSAP equivalent).



SAP to HEM Transition

Following the launch of FHS in Q1 2026, HEM is expected to be available 'at least three months later'.

SAP 10.3 and HEM will not generate the same results.

SAP and/or HEM can be used for compliance checking with an anticipated 2-year overlap.

We are advised that, when HEM and SAP10.3 are running concurrently, it will be possible to determine Part L compliance based on the software which provides the most favourable outcome for the design.

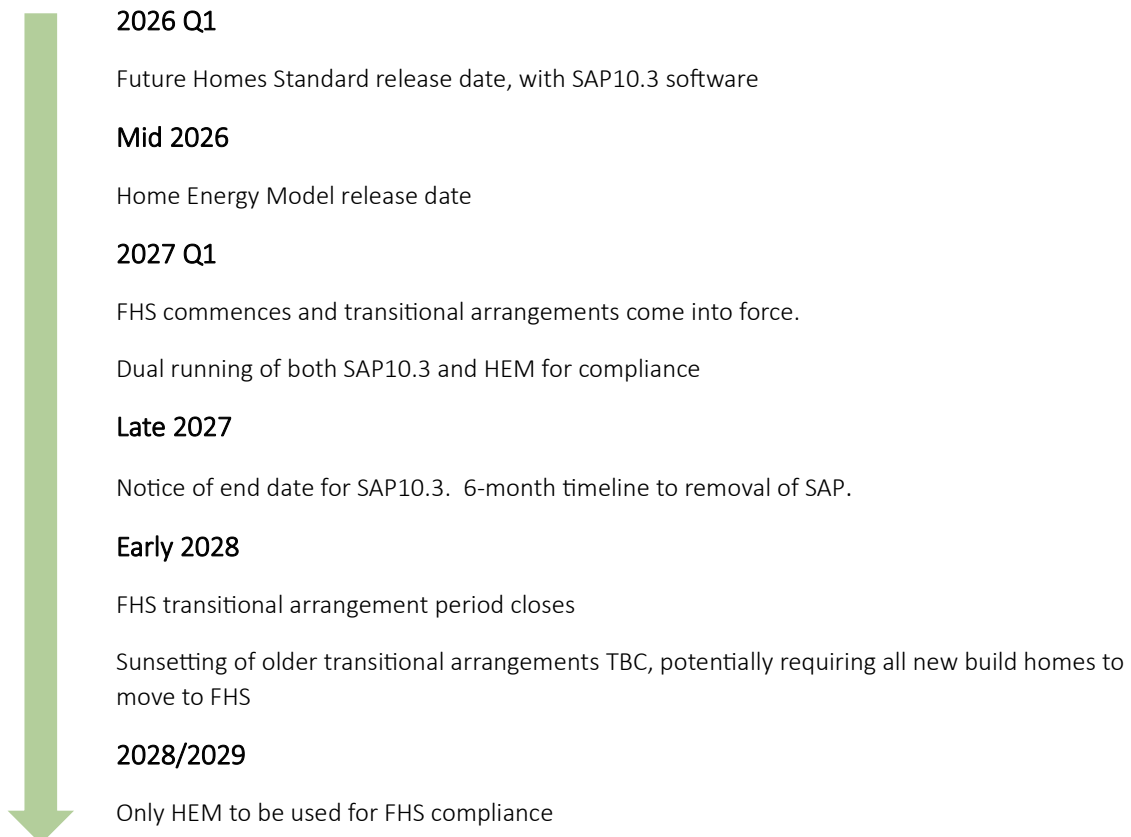
Energy Performance Certificates

EPC reform process continues with an ambitious target October 2026 target launch date.

Notably, the carbon metric will be removed from the new format EPC (which will report on heating efficiency, fabric efficiency, running costs and smart home readiness).

Unofficial FHS Timeline

Anticipated dates provided by Elmhurst Energy (12.02.2026)



Should you have any queries regarding the Future Home Standard and what the updates mean for your development, please do not hesitate to get in touch.

