



Estimated cost of Zero Carbon Homes following 2011 Budget announcements by the Government *. The overall cost is sensitive to the pricing of carbon, which may vary from £46/tonne, the figure currently used to assess the impact of the zero carbon homes policy. The cost of carbon is not fixed yet so commercial decisions should not be based on the carbon price quoted in this table.

Dwelling Type	Carbon Compliance Level kgCO ₂ (eq)/m ² /yr	@ 2010 prices					@ 2016 prices						
		Fabric ('06 to '10)	Fabric (over 2010)	Carbon Compliance (excl fabric)	Allowable Solutions @ £46/tCO ₂ over 30 yrs [†] , regulated energy only	TOTAL over 2010	TOTAL over 2006	Fabric ('06 to '10)	Fabric (over 2010)	Carbon Compliance (excl fabric)	Allowable Solutions @ £46/tCO ₂ over 30 yrs [†] , regulated energy only	TOTAL over 2010	TOTAL over 2006
Low-rise Apartment Block, ave per unit	14	£1,071	£51	£2,600	£1,055	£3,706	£4,777	£760	£36	£1,332	£1,055	£2,423	£3,183
		Base build cost: £60,000											
Mid Terrace House	11	£1,194	£0	£5,752	£1,159	£6,911	£8,105	£848	£0	£3,004	£1,159	£4,163	£5,010
		Base build cost: £67,820											
End Terrace House	11	£1,804	£80	£6,632	£1,159	£7,871	£9,675	£1,281	£57	£3,444	£1,159	£4,660	£5,940
		Base build cost: £71,820											
Detached House	10	£3,153	£1,913	£7,809	£1,627	£11,349	£14,502	£2,239	£1,358	£4,033	£1,627	£7,018	£9,257
		Base build cost: £107,380											

* Regulated energy only:

[†] Price adopted in the DCLG *Zero Carbon Homes Impact Assessment Report (May 2011)*.

Home sizes used for this exercise: Apartment 54 m², Mid terraced 76m², End terraced and Semi-detached 76m², detached 118m².