



Addendum: Updated cost of Zero Carbon Homes following 2011 Budget announcements by the Government:

Regulated energy only: "... the Government will hold housebuilders accountable only for those carbon dioxide emissions that are covered by the Building Regulations, and will provide cost-effective means by which they can do this." (*HM Treasury & BIS, The Plan for Growth, March 2011*)

Allowable Solutions price: "... cost effective options for off-site carbon reductions, relative to the Government's pricing of carbon..." (*HM Treasury & BIS, The Plan for Growth, March 2011*). No official announcement has been made by Government on the price of Allowable Solutions although we understand that the likely range is £50 - £100/tCO₂. We have therefore provided three tables below showing the impact of Allowable Solutions prices at £50, £75 and £100/tCO₂.

Allowable Solutions price @ £50/tonneCO ₂ over 30 years							
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	TOTAL over 2010	TOTAL over 2006
Low-rise Apartment Block, ave per unit	14	£1,071	£51	£2,600	£1,146	£3,797	£4,868
		Base build cost: £60,000					
Mid Terrace House	11	£1,194	£0	£5,752	£1,259	£7,011	£8,205
		Base build cost: £67,820					
End Terrace House	11	£1,804	£80	£6,632	£1,259	£7,971	£9,775
		Base build cost: £71,820					
Detached House	10	£3,153	£1,913	£7,809	£1,769	£11,491	£14,644
		Base build cost: £107,380					
Allowable Solutions price @ £75/tonneCO ₂ over 30 years							
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	TOTAL over 2010	TOTAL over 2006
Low-rise Apartment Block, ave per unit	14	£1,071	£51	£2,600	£1,719	£4,370	£5,441
		Base build cost: £60,000					
Mid Terrace House	11	£1,194	£0	£5,752	£1,889	£7,641	£8,835
		Base build cost: £67,820					
End Terrace House	11	£1,804	£80	£6,632	£1,889	£8,601	£10,405
		Base build cost: £71,820					
Detached House	10	£3,153	£1,913	£7,809	£2,653	£12,375	£15,528
		Base build cost: £107,380					
Allowable Solutions price @ £100/tonneCO ₂ over 30 years							
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	TOTAL over 2010	TOTAL over 2006
Low-rise Apartment Block, ave per unit	14	£1,071	£51	£2,600	£2,293	£4,944	£6,015
		Base build cost: £60,000					
Mid Terrace House	11	£1,194	£0	£5,752	£2,519	£8,271	£9,465
		Base build cost: £67,820					
End Terrace House	11	£1,804	£80	£6,632	£2,519	£9,231	£11,035
		Base build cost: £71,820					
Detached House	10	£3,153	£1,913	£7,809	£3,538	£13,260	£16,413
		Base build cost: £107,380					