MEP CONCEPTS

Future Homes Standard - 2026/27

The New Building Regulations Approved Documents Part L1

Contents

MEP Concepts

Part L updates and FHS

The recent release of the Part L specifically indicates changes to the regulations for Dwellings and not non-dwellings.

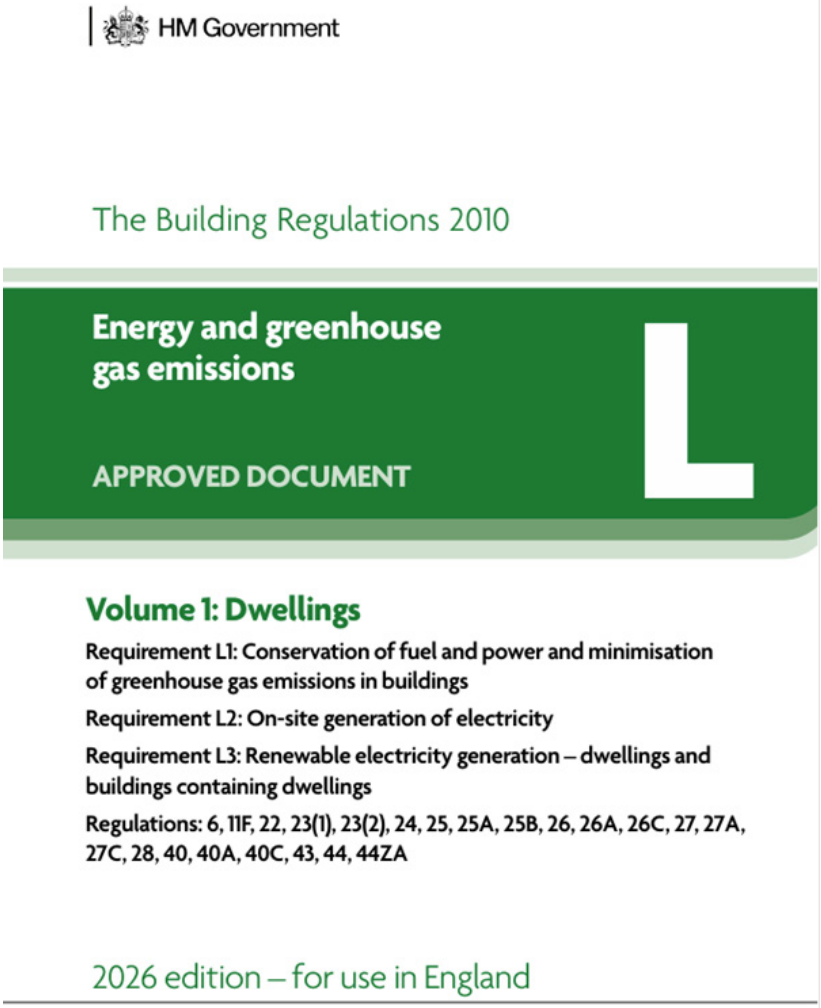
Uplift to Performance Standards

On 24th March 2026 The Ministry of Housing, Communities and Local Government (MHCLG) published the long awaited Future Homes Standard. The Future Homes Standard is the next revision to Part L of the Building Regulations in England.

The Future Homes Standard aims to deliver new homes that achieve net zero carbon emissions as the electricity grid decarbonises. To achieve this two uplift options over Part L 2021 were outlined, both using similar fabric performance to Part L 2021 but switching a gas boiler to a **heat pump for space and water heating**;

- Option 1: PV, dMEV ventilation with an airtightness test score of 4 m3/m2/hr @ 50 Pa, WWHRS.
- Option 2: No PV or WWHRS. Natural ventilation with an airtightness test score of 5 m3/m2/hr @ 50 Pa.

It is now confirmed option 1 was chosen to form the basis of the notional dwelling responsible for setting the performance standards in the Future Homes Standard. By using a heat pump and PV in the notional dwelling this effectively ends the use of fossil fuel heating in new homes.



Performance Metrics

Part L 2021 currently uses the Primary Energy Rate (DPER), Carbon Emissions (DER) and Fabric Energy Efficiency (DFEE) as the energy efficiency standards all new homes must meet. These are calculated using the national calculation methodology, which is SAP 10.2 currently.

The same three metrics will be retained for the Future Homes Standard. Again, these will be calculated using the national calculation methodology approved by Government.

The revised Building Regulations Approved Document Part L has been renamed as well to the Energy and greenhouse gas emissions, with parts L1 (dwellings) and L2 (buildings other than dwellings).

National Calculation Methodolgy

In regards to the national calculation methodology used to demonstrate compliance with the energy efficiency standards in Future Homes Standard it was initially proposed to use the Home Energy Model (HEM), with a 'FHS' wrapper as a replacement to the current Standard Assessment Procedure (SAP).

However, in February 2026 MHCLG confirmed a modified version of SAP 10, known as SAP 10.3, will initially be the only methodology used to demonstrate compliance. The Home Energy Model is not currently ready to be an approved methodology for this purpose however this is expected at least 3-6 months from publication of the Future Homes Standard.

The HEM will run alongside the SAP 10.3 for 6 months to assist with project overlaps.

A requirement for renewable energy generation

A new functional requirement has been implemented into schedule 1 of the Building Regulations stipulating a minimum amount of renewable energy generation on new homes. In the vast majority of homes this will be delivered by photovoltaic panels as they are the most established and cost effective way of meeting this requirement. The intent of this is to essentially mandate the installation of photovoltaic panels on new homes to reduce fuel bills and carbon emissions.

The notional dwelling will now typicially incorporate 40% of its floor area in roof mounted PV, which is a lift from the previous notional provision of 20%.

Additional guidance is contained in the Approved Document in regards to scenarios where complex roof designs may limit the installation of sufficient photovoltaic panels to a point where the minimum requirement cannot be met.

The transition away from fossil fuels is also encouraged and heat pumps (ASHP / GSHP) would be assumed to be installed within the notional properties.

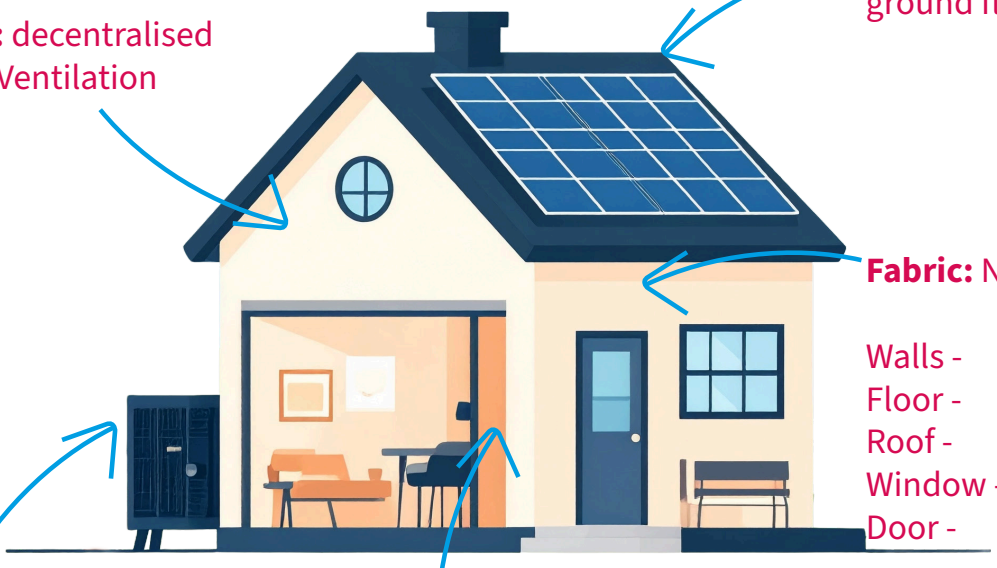
Other technologies supported are the use of Waste Water Heat Recovery (WWHR) installed within showers, reducing energy consumption on water heating. The extent of the impact of this technology still is questionable.

Changes for Material Change of use

For material change of use (conversions) some significant changes were proposed. In order to facilitate the switch to low carbon heating systems the compliance standards were proposed to use the same three metrics as a new home; Primary Energy, Carbon Emissions and Fabric Energy Efficiency. These would be calculated by SAP and HEM but using a different notional dwelling to a newly constructed home.

The consultation responses show that the current method for calculating compliance will remain, with a further consultation on changes to the standards for this type of work to come later.

Future Homes Standard



Solar panels: 40% of ground floor area

Ventilation: decentralised Mechanical Ventilation (dMEV)

Fabric: No change

Walls -	0.18 W/m2K
Floor -	0.13 W/m2K
Roof -	0.11 W/m2K
Window -	1.2 W/m2K
Door -	1.0 W/m2K

Heat Pump and Cylinder: Air source Heat pump or Low carbon District heating

Waste Water Heat Recovery - included

Air Pressure :slight change) 4m3/h.m2 @ 50Pa

Low/ Net Zero Carbon sustainable homes

New Homes

High levels of air tightness

More Fresh air with mechanical ventilation and heat recovery, and passive cooling measure such as opeanable windows.

Triple glazed windows and external shading especially on south and west faces.

Low carbon heating and no new homes with gas fuel. New Low energy lighting.

Water management and cooling more ambitious water efficiency standards, green roofs and reflective walls.

Flood resilience and resistance e.g. raised electrical outlets, concrete floors and greening your garden.

Construction and site planning, timber frames, sustainable transport options (cycling for exmaple).

Existing Homes

Insulation in lofts and walls where possible

Double or triple glazing with shading (e.g. tinted window film, blinds, curtains and trees

Low carbon heating with heat pumps or connections to district heating networks.

Draught proofing and no new homes with gas fuel.

Highly energy efficient appliances (e.g. A++ and A+++ rating).

Highly water efficient devices with low-flow showers and taps, insulated tanks and hot water thermostats.

Green space to help reduce the risks and impacts of flooding and overheating.

Flood resilience and resistance with removable air brick covers, relocated appliances, treated wooden floors.

Changes to Part F - Ventilation

Within the ADL the air tightness will remain at 8m3/hr.m2 @ 50Pa, however the notional dwelling will be set at 4m3/hr.m2 @ 50 Pa. This change drives towards a more controlled method of ventilation.

Changes to Part L specifically in the areas of airtightness, need to be reflected in Part F. Changes proposed for work to Ventilation systems included;

New ventilation systems installed in new and existing homes must be commissioned by a member of a competent person's scheme or by the Building Control Body.

Powered flow hoods must be used for commissioning new ventilation systems and rotating vane anemometers will no longer be permitted

Changes to Part O - Overheating

The consultation responses confirmed a full technical review of Part O will be undertaken with a review of adopting the updated CIBSE TM59. This will most likely also follow into the release of the ADL2 and updates to CIBSE TM52 later in the year.

Timelines and transitional arrangements

MHCLG have confirmed that the new regulations will come into force on 24th March 2027. Following this there will be a twelve month transitional period as per previous changes to Part L of the Building Regulations.

From 24th March 2027 any homes subject to Building Regulations will need to be constructed to the Future Homes Standard. For homes that are already under construction they will be able to be completed to the version of Part L that was in place when construction commenced.

For dwellings currently benefiting from sites under older transitional arrangements these will be ended. Known as **'sunsetting older transitional arrangements'** for dwellings currently covered by older transitional arrangements, where work has not commenced on plots within the transition period, they will have to be constructed to the Future Homes Standard.

Seminar update

For more information on strategies, development impact and making your project compliant ready for March 2027, call or email the team to arrange a presentation on this update to Net Zero readiness.

Contact us

MEP CONCEPTS

0333 052 2800

Call the Energy Team

FHS Timeline

March 2026
Final FHS published and issued (ADL 1 & 2 revisions)

March 2027
Regulations become law

June/July 2027
HEM and SAP 10.3 will run side by side

March 2028
FHS transition period ends

October 2029
Existing Energy Efficiency Rating discontinued and all EPCs produced using HEM

March 2030
SAP 10.3 withdrawn as an FHS compliance route. HEM becomes the sole methodology.

Find more about our work at **www.mepconcepts.co.uk**

MEP Concepts profile

Our Approach to Quality

We have built a reputation for meeting the challenges posed by large, complex projects and solving the design problems that arise. It is our aim to

- Conduct our business in an open and responsible manner.
- Seek to ensure continuous improvement in the range and quality of our services.
- Operate in markets where we have experience and technical knowledge to aid and guide our clients with the aim to add value to our clients's activities and endeavour to achieve leadership in these markets.

We are please to have gain our SMAS Worksafe certificate. This means that we have met the SSIP core criteria recognised by the HSE and other SSIP accreditation schemes. Meeting the SSIP core Criteria demonstrates that we are serious about H&S and have (and use) an effective H&S management System to ensure that any work we are engaged in is, so far as reasonably practical, carried out without risk to health and safety

MEP Concepts is committed to providing our customers with a service that promotes excellence and quality.

Quality Assurance
We have attained ISO9001 Accreditation and our systems and procedures have been reviewed and approved by our QMS Auditors.

Accredited professionals
To ensure the very best for our clients, we pride ourselves on the fact that all our consulting engineers are fully qualified in their field of expertise, be that in MEP design, Sustainability, and in all things Energy related.

At the forefront of technology
All our calculations and advice are supported by industry-leading software, aligning and adapting to any changes in regulations, strategies, or national legislation.

Citation ISO Certification Quality management ISO 9001: 2015 REGISTERED
Certificate No:307712018

Smas WORKSAFE Registered

Assessed by a SSIP member scheme SSIP For validation please see www.ssiponline.org.uk

CIBSE Directory of Member Practices 2026

ECA CONSULTANT & SPECIFIER SCHEME Supporting the use of ECA Member Businesses

CYBER ESSENTIALS CERTIFIED

Our Approach to Change, Innovation and Added Value

MEP Concepts is a dynamic building services engineering, sustainability and energy consultancy. We have an established reputation for providing clients with technical advice in the construction and development of property in both the new build and refurbishment sectors. For over ten years we have been providing innovative and sustainable design advice, striving to reduce carbon emissions whilst delivering equitable and affordable solutions.

Our service covers specialist consulting, beginning with strategic energy advice at the Planning and Concept Stage, before continuing to provide full MEP Building Services Design consultancy duties at the outline, design development and construction stage of projects.

We believe that our strategic approach, backed by our extensive engineering experience, delivers sustainable solutions which add value to our client's projects and property portfolio.

We are licenced CIBSE low carbon consultants and BREEAM assessors, and can assess all building types using a range of modelling techniques. We provide dedicated consultancy on how best to minimise energy consumption, maximised sustainability, often in creative and innovative ways, whilst having full regard to client and end user requirements.

We are a Carbon Neutral Business and have been recognised for our working practice as Gold Members of the Supply Chain Sustainability School.

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