

# THERE'S NO TIME LIKE THE PRESENT FOR THE **HOMES** **OF THE FUTURE**

**In 2022/23,  
Choice constructed  
99% of new homes  
to SAP Band B  
energy efficiency  
with the remaining  
1% achieving  
SAP Band C.**



**Our most recent new-build completions illustrate our extensive development pipeline, and how it will take Choice around 3 years to deliver the final product of our sustainability commitments in development.**

Nonetheless, Choice are immensely proud of this year's new-builds as their energy efficiency is very good and the quality of our new-build product is exceptional. When drafting our current sustainability & energy strategy, Choice committed to shape our new-build programme to match exceptional quality, with exceptional energy & Carbon efficiency. This is enshrined in our current sustainability & energy strategy 2022-25 by targets:

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- 1a. Build all new homes to SAP A standard.**
- 1b. Develop one 'landmark' development with sector leading sustainability credentials.**

**BOTH  
OF THESE  
TARGETS  
ARE ON  
TRACK**

Both of these targets are on track with significant action taken to shape target 1a in the image of Choice using historic landmark projects. As well as a rigorous horizon scanning exercise to iron out the aspirations of our next landmark project.

## THIS CULMINATED IN THREE KEY OUTPUTS IN 2022/23:

### 1 CHOICE'S ENERGY EFFICIENCY BLUEPRINT

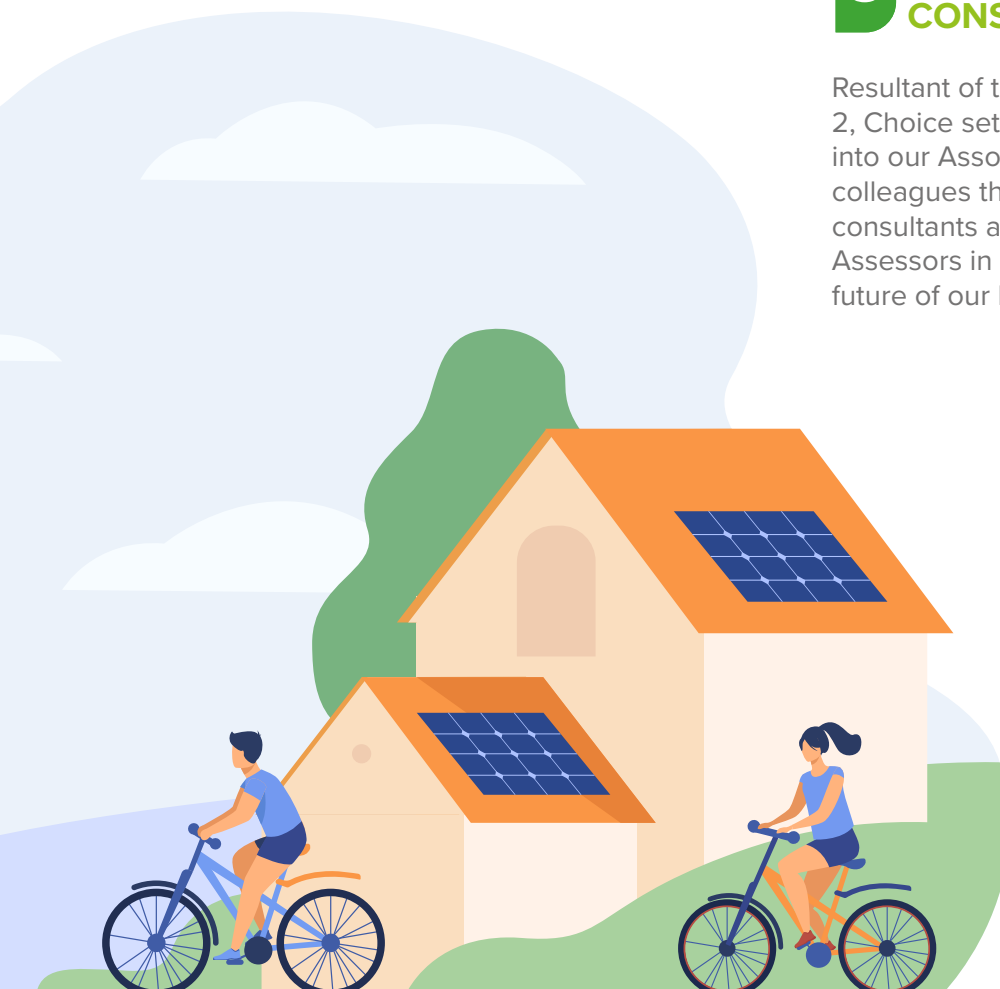
In June 2022 the NI Ireland Building Regulations were uplifted to require lower Carbon intensity for new-builds. In response Choice modelled our previous 'landmark' schemes to determine a 'fit-for-purpose' social housing model that would meet and where possible exceed the June 2022 uplift. This resulted in the delivery of Choice's 'energy efficiency blueprint' which aims to exceed the amended Building Regulations with a 20% lower Carbon intensity for our new-builds on average.

### 2 A SPECIFICATION FOR OUR NEXT 'LANDMARK' DEVELOPMENT

Choice are studious of the progress our sector is making in Northern Ireland and further afield. We are keen to continue expanding our horizons and collaborating with leading partners in our sector. In 2022/23 we conducted extensive research with respect to which building practices and technologies would find their place in a net-zero, net-biodiversity gain future. We then developed a 'landmark' specification accordingly.

### 3 UPSKILLING OF CHOICE STAFF IN NEXT GENERATION CONSTRUCTION PRACTICES.

Resultant of the research conducted in point 2, Choice set about introducing future skills into our Association. Notably Choice have colleagues that have become Passivhaus consultants and BREEAM New Construction Assessors in 2022/23 to help shape the future of our houses.



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