

GHA Code: Membership requirements

GHA Code Membership Questions

1. 100% of all houses built by the company to meet Ecohomes Very Good.
2. All other Code criteria, including post-construction monitoring, to be applicable across >50% of all homes built.
3. For new members, >50% of any projects that have not yet reached detailed planning submission (as opposed to outline pre- planning or pre- building control approval) must meet the Code criteria. Any projects that have already passed detailed planning permission, need not be included in the calculation for the 51% target.
4. Compliance with the GHA Code criteria will be audited (see over)
5. Developer Members who are compliant with the GHA Code can use the GHA brand (e.g. name, logo, descriptive text) in the following ways:
 - Corporate literature
 - Bidding documents
 - Project-based literature for projects that are compliant with the GHA Code
6. Non- Developer Members who sign up to the GHA Charter, can use the GHA brand (e.g. name, logo, descriptive text) in the following ways:
 - Corporate literature
 - Bidding documents
7. The GHA branding cannot currently be used as a stamp on individual homes nor can it be used by Non-Developer Members on project-based literature for developers who are not GHA Members, even if the projects are compliant with the GHA Code
8. The GHA brand can only be used by Members who meet the GHA membership criteria. If Membership is sought by a subsidiary company, then either the parent company or companies must also meet the GHA Membership criteria or the subsidiary company must have an identity that is distinct from the parent company or companies; this decision to be made by the GHA Board.
9. Members who trade as Developers cannot join the GHA as Non-Developer Members.

GHA Code: Compliance monitoring

Compliance Monitoring

Different aspects must be considered at different stages during the delivery process.

Item	Evidence
<u>a) Design stage</u> Confirmation of Ecohomes excellent Design of 70% CO ₂ reduction	BRE certificate SAP calculation for each dwelling type
<u>b) Construction (as-built) stage</u> Confirmation of Ecohomes excellent Performance for CO ₂ reduction	BRE certificate Air-tightness test certificate for each type
<u>c) Post-construction monitoring</u> E.g. actual CO ₂ reduction	Monitoring plan (see below)

Notes

1. Requirements for a post-construction monitoring plan.

Data collection for post-construction monitoring needs to be collected within an approved plan, which must demonstrate:

- Data collection covers all different dwelling types;
- Data collection covers all developments/ locations;
- There is a clear structure agreed for monitoring both in terms of coverage and detail of information to be collected; and
- The plan has a clear mechanism to deal with problems in performance and to rectify these problems for future projects.

2. Actions on non-compliance.

Design Stage

Period of 3 months to improve performance

If still non-compliant after that point, then downgrade membership to non-compliant Developer (cannot use GHA brand – see notes above)

Construction stage.

Period of 3 months to develop a credible plan (as judged by GHA managing agents) for how future projects will deliver improved performance

If no credible plan in place after that point, then downgrade membership to non-compliant Developer (cannot use GHA brand – see notes above).

For 2007, if the design and construction plans meet the Code criteria, but as-built performance does not, membership will not be downgraded as we want members to report problems as this will form part of the learning process we need to go through.