**CIVIC COMMONWEALTH OF THE BRITISH ISLES**

*Direct Democracy & Sortition Assemblies · A Civic Architecture for the British Isles*

# THE CIVIC HOMEBUILDING FRAMEWORK

*Building the Homes of the Future British Isles — From the Composite Bridge to the All-Natural Nation*

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|---|---|
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*"We do not turn time back; we move forward with the wisdom its patterns reveal."*

*— Ian R. Graham BA (Hons)*

# Contents

# Executive Synthesis

This Framework answers a single civic question: how shall the New British Isles (NBI) house every person within its territory, beginning on the day of Transition, and continue to do so for a thousand years, without ever depending on materials it cannot grow, quarry, or make from its own soil? It does not treat housing as a market to be cleared. It treats shelter as a guaranteed civic condition — the precondition of participation itself — and it treats the materials of shelter as a thousand-year resource decision rather than a procurement exercise.

The Framework rests on one honest admission and one binding promise. The honest admission is that the forests capable of building a nation in timber do not yet exist at the scale required, and cannot exist for roughly 150 years. The binding promise is that no person will be left unhoused while those forests mature. The bridge between admission and promise is the Composite Era — a defined, time-boxed first century and a half in which the NBI builds at full speed using the highest-performance composite materials available, deliberately and without apology, precisely so that the natural-materials future can be planted, grown, and harvested on a covenant that no future assembly may abandon.

Accordingly the Framework establishes two eras, divided by a constitutionally fixed transition at Year 151:

- Era I — The Composite Bridge (Years 1–150). All housing and all civilian and commercial buildings are constructed from composite materials built to a single Civic Building Materials Standard. Speed and universality of shelter take priority. The objective is the abolition of homelessness within the first decade and its permanent prevention thereafter.
- Era II — The All-Natural Nation (from Year 151). All new housing, commercial premises, civic buildings, and public-realm structures are constructed from natural, domestically grown and quarried materials — timber, lime, stone, clay, hemp, reed, and their successors — joined by the metal-free methods of DD&SA-ARCH-001. The forests planted in Year 1 come of age exactly as the composite bridge is retired.

A third track runs in parallel and permanently. The Hardened Estate — national-security, defence, nuclear, energy-generation, and core digital-infrastructure buildings — is permanently exempt from both the natural-materials mandate and the metal-free rule. These structures are built stronger, from the best current and future materials the NBI can itself produce. They are not a loophole in the natural-materials ethos; they are its shield. A nation that cannot defend and power itself cannot keep any covenant, ecological or civic.

The future-materials question is resolved by a single constitutional test rather than a wish-list. Any material not yet invented, discovered, or industrialised may enter NBI construction — including the Hardened Estate — only if it passes the Sovereignty Test: it must be producible at scale within the territory of the NBI from domestically available inputs, without structural dependence on any foreign supply chain. A material the NBI cannot make for itself, however advanced, is a vulnerability, not an asset.

This instrument does not duplicate the forestry estate, the tenure model, or the land-value mechanisms already established in the parent frameworks; it depends on them and points to them. Its specific contribution is the homebuilding spine that connects them: the bridging-materials standard, the homelessness-abolition guarantee, the era-transition machinery, the commercial and hardened tracks, and the sovereignty test for the materials of a future not yet arrived.

**Headline parameters of this Framework:**

| Parameter | Specification |
|---|---|
| Civic guarantee | No person within the NBI shall be without secure, adequate shelter — enforceable from Year 1 |
| Era I build rate | 380,000 homes per year by Year 5 (aligned to CHBEF planning architecture) |
| Homelessness target | Functional zero within 10 years of Transition; permanent prevention thereafter |
| Bridging materials | Composite to the Civic Building Materials Standard (CBMS), Era I only |
| Forest estate | 5.8M hectares by Year 50 (per CFNMF); four-tier estate per ARCH-001 |
| Era transition | Year 151 — constitutionally fixed; 20-year minimum notice; NSA supermajority to move |
| Commercial buildings | Civilian natural-materials track — natural from Year 151 |
| Hardened Estate | Permanent advanced-materials track; exempt from natural-materials and metal-free mandates |
| Future materials | Admissible only on passing the Sovereignty Test (domestic producibility at scale) |

# Part I — Constitutional Scope, Standing & Definitions

## 1.1 Constitutional Standing

This Framework carries the standing of a Constitutional Framework Instrument within the DD&SA civic architecture. It may not be repealed, suspended, or materially amended except through a full deliberative process conducted by the National Sortition Assembly (NSA), subject to a supermajority threshold of 75% and a mandatory 90-day public deliberation period. The Year 151 era-transition date carries the additional protection set out in Part V: it may be moved only with a minimum 20-year public notice period.

This instrument is subordinate and complementary to DD&SA-ARCH-001 (Civic Building & Forestry Sovereignty Framework) and to DD–SA–CHBEF–001 / CFNMF–003 (Civic Housing & Built Environment Framework with Civic Forestry & Natural Materials Framework). Where this Framework is silent, those parent instruments govern. Where they conflict, the more protective provision of the homelessness guarantee and the materials-sovereignty principle prevails.

## 1.2 Scope of Application

This Framework governs the design, commissioning, materials specification, and lifecycle of:

- all residential buildings — houses, apartment blocks, co-operative dwellings, community land trust homes, and supported accommodation;
- all commercial buildings — shops, offices, workshops, warehouses, markets, and hospitality premises, which are placed on the civilian natural-materials track;
- all civic and public-realm buildings not otherwise governed by a more specific instrument; and
- by cross-reference only, the Hardened Estate, whose detailed standards are set by the relevant security, energy, and infrastructure instruments and which this Framework defines and bounds rather than specifies.

## 1.3 Definitions

| Term | Definition |
|---|---|
| Civic Home | Any building, or part of a building, constructed for human habitation within the NBI under this Framework. |
| The Civic Guarantee of Shelter | The constitutional commitment that no person within the NBI shall be without secure, adequate, and affordable shelter, enforceable from Year 1 of Transition. |
| Era I — The Composite Bridge | Years 1–150: the period during which housing and civilian/commercial buildings are constructed from composite materials to the CBMS while the forest estate matures. |
| Era II — The All-Natural Nation | From Year 151: the permanent regime under which all new housing, commercial, and civic buildings are constructed from domestically sourced natural materials. |

| Term | Definition |
|---|---|
| Civic Building Materials Standard (CBMS) | The single performance and embodied-carbon standard to which all Era I composite construction is built, administered by the Civic Forestry Commission and the building-safety authority jointly. |
| The Hardened Estate | National-security, defence, nuclear, energy-generation, and core digital-infrastructure buildings, permanently exempt from the natural-materials and metal-free mandates and built to elevated structural standards. |
| The Sovereignty Test | The constitutional admissibility test for any new or future material: it must be producible at scale within NBI territory from domestically available inputs, without structural dependence on a foreign supply chain. |
| Civic Forestry Commission (CFC) | The DD&SA body responsible for the sovereign forest estate, materials licensing, the CBMS, and the standing-volume reserve, as established under ARCH-001. |
| Standing-Volume Reserve | The constitutional obligation that the forest estate hold, at all times, timber sufficient for 100 years of projected civic construction at peak population, reviewed every 25 years. |

# Part II — The Civic Guarantee of Shelter

## 2.1 The Founding Promise

The first ethos of DD&SA homebuilding is not a material, a method, or a timeline. It is a person who is not sleeping outside. Every provision that follows — the composite bridge, the forest estate, the metal-free joinery, the sovereignty test — exists to serve that person. The Framework therefore opens with the guarantee and orders everything else beneath it.

From Year 1 of Transition, no person within the territory of the NBI shall be without secure, adequate, and affordable shelter. This is not an aspiration to be met when supply allows; it is a binding civic condition. Where supply has not yet caught demand, the obligation falls on the civic authorities to provide bridging accommodation that meets minimum adequacy standards until permanent housing is delivered.

## 2.2 Closing the Accommodation Gap of Today

The NBI inherits, on the day of Transition, an accommodation deficit measured in the hundreds of thousands of households — a backlog of unbuilt homes, unfit stock, and insecure tenure accumulated across four decades. This Framework treats that inherited gap as the first and most urgent construction task of Era I, addressed through four simultaneous channels:

1. Rapid composite build-out. The full Era I build rate of 380,000 homes per year by Year 5 is directed first at the inherited deficit, using composite systems precisely because they can be manufactured and erected at the speed the emergency requires.
2. Retrofit before demolition. Existing stock capable of meeting adequacy standards is retrofitted rather than replaced, preserving embodied carbon and accelerating supply.
3. Bridging accommodation. Where permanent homes cannot yet be delivered, the civic authorities provide adequate interim accommodation — never rough sleeping, never unfit housing as a permanent answer.
4. Tenure conversion. Insecure tenure is converted to stable civic tenure under the CHBEF spectrum, so that the gap is closed in security as well as in physical units.

The gap-closure programme is the moral justification for the Composite Era. It would be indefensible to leave people unhoused for 150 years while waiting for trees to grow. It is entirely defensible to house them now in composite homes built to a high standard, and to plant — in the very same decade — the forests that will rehouse their descendants in natural materials.

## 2.3 Adequacy Standards

Bridging and permanent accommodation alike must meet minimum adequacy standards covering thermal performance, ventilation, sanitation, security of the dwelling, and freedom from category-one hazards. The post-Grenfell building-safety regime of the CHBEF applies in full and without dilution to all Era I composite construction: fire safety and cladding standards are non-negotiable civic guarantees, not cost-benefit calculations.

# Part III — Era I: The Composite Bridge (Years 1–150)

## 3.1 Why a Composite Bridge at All

The natural-materials nation is a 150-year project because biology cannot be hurried. Structural oak takes 120 years and more; a fully diversified hardwood and softwood supply chain capable of meeting an entire nation's annual construction programme cannot exist in 50 years, and cannot exist in adequate species diversity in 100. The honest planning figure is 150 years. During that century and a half the NBI must still build — at full speed, to a high standard, for everyone. Composite materials are the only honest answer to that constraint.

This is a strategic choice, not a compromise of the ethos. The ethos is that the nation's permanent housing stock shall be all-natural and sovereign. Composites are the scaffolding by which that permanent stock is reached without abandoning a single person to homelessness in the interim.

## 3.2 The Civic Building Materials Standard (CBMS) for Era I

All Era I housing, commercial, and civic construction is built to the Civic Building Materials Standard. The CBMS specifies structural performance, fire safety, thermal performance, and — critically — a declining embodied-carbon ceiling that tightens across the era as the manufacturing base and the timber supply chain mature. The CBMS structural frame is specified in preference order:

| Preference | System | Role & Constraint |
|---|---|---|
| 1 | Mass timber composites (CLT, glulam, LVL) | Preferred wherever the structural programme permits. Lower embodied carbon than concrete; sequesters carbon in service; counts toward the Era II transition. Targets: 35% of new buildings by Year 10, 60% by Year 30, 85% by Year 80, as the forest supply chain matures. |
| 2 | Structural steel (min. 90% recycled content) | Permitted only where the structural programme requires it — long spans, towers above twelve storeys, exceptional loadings. Domestic recycled content mandatory. |
| 3 | Reinforced concrete (low-carbon mixes) | Permitted for foundations, basements, and applications without timber or steel alternatives; bound by the declining CBMS embodied-carbon ceiling. |
| 4 | High-performance composite envelope & insulation | Permitted for thermal envelope, glazing, and weatherproofing; progressively substituted by bio-based equivalents as these reach scale. |

The CBMS deliberately privileges mass timber from Year 1. Every glulam beam and CLT panel raised in Era I is simultaneously a high-performance composite home today and a rehearsal for the all-natural construction industry of Era II — the same trades, the same joints, the same tooling, scaled up over 150 years until the timber comes wholly from the sovereign estate.

## 3.3 The Forest Estate Planted Beneath the Bridge

Era I is not merely a building programme; it is a planting programme. The composite bridge is only rational because, beneath it, the four-tier sovereign forest estate of ARCH-001 is being established from Year 1. This Framework does not re-specify that estate; it depends on it and restates its spine so that the homebuilding reader sees the whole arc:

| Tier | Rotation | Primary Species | Building Output |
|---|---|---|---|
| Tier 1 — Legacy | 100–250 yrs | English Oak, Sessile Oak, Sweet Chestnut | Major civic frames, halls, long-span structures, bridges |
| Tier 2 — Structural | 40–90 yrs | Douglas Fir, European Larch, Scots Pine | Housing frames, apartment blocks, roofs, floor systems |
| Tier 3 — Interior | 40–120 yrs | Beech, Sycamore, Hornbeam, Ash | Flooring, joinery, dowels, pegs, stairs, panels |
| Tier 4 — Coppice | 5–30 yrs | Hazel, Willow, Alder, Birch, Rowan | Fastenings, infill, wattle, light frames, fuel |

Two features of the estate make the Year 151 transition credible. First, sweet chestnut is the designated bridging species: under coppice management it yields structural pole timber from around 25 years, partly bridging the long gap before the first oak harvest and beginning to displace composite content well before Era II opens. Second, the constitutional Standing-Volume Reserve requires that the estate hold, at all times, timber sufficient for 100 years of projected civic construction at peak population — so that Era II opens not with bare saplings but with a century of structural timber already standing.

## 3.4 Phasing the Substitution

Composite content does not vanish at Year 151; it declines across Era I and is extinguished from civilian and commercial construction at the transition. The indicative substitution path is:

- Years 1–30: Composite-dominant. Mass timber rising from 35% to 60% of frames; chestnut thinnings entering interior and coppice uses; manufacturing base for bio-based envelope materials established.
- Years 31–80: Timber-ascendant. Mass timber to 85% of frames; first structural conifer harvests (Douglas fir, larch) entering housing supply; lime, hemp, and earth systems scaled for envelope and infill.
- Years 81–150: Natural-dominant transition. Tier 2 and Tier 3 at full yield; first Tier 1 legacy oak approaching maturity; composite use confined to residual applications and the Hardened Estate; CBMS embodied-carbon ceiling at its tightest.
- Year 151: Civilian and commercial construction is wholly natural. Composite materials are retired from these tracks and retained only within the permanently exempt Hardened Estate.

# Part IV — Era II: The All-Natural Nation (from Year 151)

## 4.1 The Permanent Regime

From Year 151, every new home, every new shop, office, workshop, and warehouse, and every new civic building is constructed from natural materials grown, quarried, and processed within the NBI. This is the steady state the entire Framework exists to reach: a built environment that, far from depleting the nation, regenerates it — sequestering more carbon than it emits and returning, at the end of each building's long life, to the soil from which it came.

The natural materials of Era II are not primitive. They include mass timber structural systems indistinguishable in performance from the best Era I composites — cross-laminated timber, glulam, and laminated veneer lumber, now grown wholly from the sovereign estate — alongside lime render and plaster, compressed earth and cob, hempcrete, natural stone and slate, reed and thatch, and biological insulation. The supporting hierarchy of ARCH-001 governs their structural priority.

## 4.2 Metal-Free Construction

All Era II civilian and commercial buildings are constructed by the metal-free methods of ARCH-001: mortice-and-tenon joinery locked with hardwood drawbore pegs, scarf and lap and bridle joints, lime mortar, earth bonding, and natural rope and binding. Buildings assembled without metal can be disassembled, repaired, and reused; they are designed for permanence and return, not disposal. The Hardened Estate alone is exempt.

## 4.3 Commercial Buildings on the Civilian Track

Commercial buildings — shops, offices, workshops, warehouses, markets, and hospitality premises — are placed squarely on the civilian natural-materials track. From Year 151 they are built from the same sovereign natural materials as housing, by the same metal-free methods, to commercial loadings. There is no separate commercial exemption: a warehouse is a large timber-framed building, not a reason to import steel in perpetuity. Where a commercial structure genuinely exceeds the span or loading that natural systems can meet, it is assessed individually under the Hardened Estate criteria of Part V rather than granted a blanket commercial derogation.

## 4.4 Heating the Natural Home

The all-natural home is heated by the Hearth Block (DDSA-ARCH-HEAT-001): a sealed masonry thermal-mass heater in which a single short burn of locally grown hardwood warms a well-insulated dwelling for sixteen to twenty-four hours. Its fuel comes from the Tier 4 coppice of the same forest estate that frames the house, closing the loop between the building and its warmth within a 50-kilometre radius and without grid dependency. The Hearth Block is the constitutionally mandated primary heating method for timber-framed, thatched civic dwellings in Era II.

# Part V — The Hardened Estate & the Materials of the Future

## 5.1 Built Stronger, Built to Last, Built to Defend

Some buildings cannot be timber-framed and thatched, and must not be. A nation's defence installations, its nuclear and energy-generation facilities, its core digital and financial infrastructure, and its emergency-response launch facilities carry loads, threats, and continuity-of-function demands that natural materials cannot meet. These structures form the Hardened Estate, and they are permanently exempt from both the natural-materials mandate and the metal-free rule.

The exemption is not a weakness in the ethos; it is its precondition. The all-natural civilian nation can only exist if it is defended, powered, and kept running. The Hardened Estate is the armour around the soft, living, regenerative body of the civic built environment. It is therefore held to a higher, not a lower, structural standard: built stronger, from the most capable current and future materials the NBI can itself produce.

## 5.2 Categories of the Hardened Estate

| Category | Examples | Governing Authority |
|---|---|---|
| National security & defence | Defence installations, hardened command facilities, secure stores | National Defence Sortition Assembly |
| Nuclear & high-hazard | Nuclear facilities, high-hazard industrial containment | Relevant safety & energy instruments |
| Energy generation & grid | Generation plant, grid control, strategic energy infrastructure | UK Energy Sovereignty Framework (DDSA-ENERGY-001) |
| Core digital & financial | Sovereign Digital Network core, primary financial clearance & reserve infrastructure | Civic Transparency / financial instruments |
| Emergency response | Emergency-service vehicle depots and launch facilities | Civic safety instruments |

Designation into the Hardened Estate is not at the discretion of a developer or a commercial owner. A building enters the estate only by formal designation under the relevant security, energy, or infrastructure instrument. Commercial scale alone never qualifies a building for the estate; only function and threat do.

## 5.3 The Sovereignty Test for Future & Invented Materials

The Hardened Estate is the one place in the NBI built environment where materials yet to be invented, discovered, or industrialised are not merely permitted but actively sought — stronger alloys, advanced ceramics, engineered composites, and materials with no current name. The Framework must therefore answer a constitutional question it cannot answer with a fixed list: how shall a nation admit materials that do not yet exist?

It answers with a test, not a whitelist. Any material — present or future, conventional or exotic — is admissible into NBI construction, including the Hardened Estate, only if it passes the Sovereignty Test:

1. Domestic producibility. The material must be producible at the scale required from inputs available within NBI territory — its ores, feedstocks, biology, or energy.
2. Supply-chain independence. Its production must not depend structurally on any single foreign supplier or chokepoint that a hostile party could sever.
3. Lifecycle accountability. Its full lifecycle — extraction or synthesis, use, and end-of-life — must be accountable and, so far as the material's function allows, returnable or recoverable.
4. Demonstrated performance. It must meet or exceed the structural and safety standard of the material it replaces, demonstrated rather than asserted.

A material that fails the Sovereignty Test is refused however advanced it is, because a building the NBI cannot maintain, repair, or replace from its own resources is not a strength but a hostage. A material that passes is admitted by the relevant governing authority without further constitutional obstacle — the test is designed to be open to genuine future invention while closed to dependency. In this way the Framework can govern materials its authors cannot imagine, by governing the condition every acceptable material must satisfy rather than the materials themselves.

## 5.4 Permanence of the Exemption

The Hardened Estate exemption is permanent and does not expire at Year 151. It is reviewed, not for abolition, but for currency: every 25 years the relevant assemblies confirm that each designated category still requires hardening and that the materials in use still pass the Sovereignty Test. A category that no longer needs hardening returns to the civilian natural-materials track.

# Part VI — The Era Transition & Its Protection

## 6.1 Why the Date Is Fixed

The Year 151 transition is constitutionally embedded and cannot be advanced or retarded except by an NSA supermajority with a minimum 20-year public notice period. The permanence of the date is the single fact that makes the 150-year forestry investment rational. A forestry programme that a future assembly might quietly abandon is not worth planting; nobody plants an oak for a descendant who may cancel the harvest. By placing the date beyond easy reach, the Framework converts a 150-year hope into a 150-year contract.

## 6.2 Readiness Gates

The transition is protected against arriving early and against arriving unprepared by a set of readiness gates assessed by the CFC at Years 80, 110, 135, and 148:

- Standing-volume gate: the estate holds the constitutional 100-year reserve across all four tiers.
- Species-diversity gate: hardwood and softwood diversity is sufficient to meet the full civilian and commercial programme without composite supplementation.
- Industrial-capacity gate: the timber-processing, lime, hemp, and stone industries can supply the Year 151 build rate.
- Skills gate: the metal-free building trades and Hearth Block guilds are trained to national scale.

If a gate is not met, the response is to accelerate the deficient programme, not to weaken the mandate. Only an NSA supermajority, with full public notice, may move the date itself.

## 6.3 Treatment of Era I Composite Buildings After Year 151

Era I composite homes are not demolished at Year 151. Buildings last sixty to three hundred years; a composite home built in Year 5 may still be lived in well into Era II and beyond. Such buildings are maintained, retrofitted, and — at the natural end of their lives — replaced by natural-materials construction. The transition governs new construction, not the eviction of the living from sound homes. The mass timber raised under the Era I CBMS already counts as natural construction and needs no replacement at all.

# Part VII — Governance, Funding & Accountability

## 7.1 Division of Responsibility

| Body | Responsibility under this Framework |
|---|---|
| National Sortition Assembly (NSA) | Guardian of the Civic Guarantee of Shelter, the Year 151 transition date, and the Sovereignty Test; sole authority to amend this Framework. |
| Civic Forestry Commission (CFC) | The four-tier estate, the Standing-Volume Reserve, the CBMS, readiness gates, and the materials-licensing regime. |
| County & Local Sortition Assemblies | Delivery of the build-out and gap-closure programmes within fiscal constraints; community forestry; local materials supply. |
| Building-safety authority | The non-negotiable post-Grenfell safety regime across both eras; certification of CBMS and natural-materials construction. |
| Designating authorities (defence, energy, etc.) | Designation into and out of the Hardened Estate and application of the Sovereignty Test to hardened materials. |

## 7.2 Funding

This Framework does not establish a new funding stream; it draws on those already constituted in the CHBEF. The Era I build-out and gap-closure programme is funded within the CHBEF housing-investment envelope, two-thirds of which is met by the Civic Land Levy — the capture of land-value increment that civic investment itself creates. The forest-estate establishment cost sits within the CFNMF Forestry Framework. Local and County delivery is bound by the fiscal-constraint addenda governing those assemblies; no homebuilding obligation under this Framework licenses a breach of those constraints.

## 7.3 Transparency

The homebuilding programme, the forest-estate inventory and harvest schedule, the readiness-gate assessments, and the register of Hardened Estate designations and approved materials are all public documents, maintained on the Sovereign Digital Network and accessible to every resident. The thousand-year plan is not a state secret; it is a civic inheritance, and inheritances must be readable by those who will receive them.

## Part VIII — The Hundred-and-Fifty-Year Promise

This Framework asks one generation to do an unusual thing: to build, at full speed and for everyone, in materials it knows are temporary, while planting forests it knows it will never see harvested. That is not a contradiction. It is the precise shape of civic generosity — the willingness, in the words this corpus returns to, to be generous toward people we will never meet.

The person sleeping outside on the day of Transition is housed within the decade, in a composite home built to a high standard. Their grandchildren are housed in timber drawn from forests their grandparents planted in the same decade, in homes joined without a single nail, warmed by a hearth fed from the coppice at the edge of the village. Between those two moments lies a single unbroken promise, fixed in the constitution so that no assembly may break it: that the British Isles will house all its people, and will in the end house them from nothing but what grows and lies within its own ground.

*“Timber, by contrast, grows. A well-managed forest planted today will supply structural oak in 2150 — and will still be supplying it in 2350, 2500, and 2700.”*

*— DD&SA-ARCH-001, restated*

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**END OF FRAMEWORK — DDSA-ARCH-HOMES-001 · Edition 1.0**

*Civic Commonwealth of the British Isles · Direct Democracy & Sortition Assemblies*