

Building Regulations Part L and F Consultation - Proposed Yes/No answers

- o Based on the work of LETI - www.leti.london/part-l
- o LETI tested the proposed regulations with the consultation's iSap calculator
- o Copy the answers below into the official online response form.
<https://www.surveymonkey.co.uk/r/TQW8GQ9>

Chapter 2 The Future Homes Standard

Q1

Do you agree with our expectation that a home built to the Future Homes Standard should produce 75-80% less CO2 emissions than one built to current requirements?

- a. Yes
- b. No – 75-80% is too high a reduction in CO2
- c. No – 75-80% is too low a reduction in CO2

Q2

We think heat pumps and heat networks should typically be used to deliver the low carbon heating requirement of the Future Homes Standard. What are your views on this and in what circumstances should other low carbon technologies, such as direct electric heating, be used? **LEAVE BLANK**

Q3

Do you agree that the fabric package for Option 1 (Future Homes Fabric) set out in Chapter 3 and Table 4 of the impact assessment provides a reasonable basis for the fabric performance of the Future Homes Standard?

- a. Yes
- b. No – the fabric standard is too demanding
- c. No – the fabric standard is not demanding enough

Q4

When, if at all, should the government commence the amendment to the Planning and Energy Act 2008 to restrict local planning authorities from setting higher energy efficiency standard for dwellings?

- a. In 2020 alongside the introduction of any option to uplift the energy efficiency standards of Part L
- b. In 2020 but only in the event of the introduction of a 31% uplift (option 2) to the energy efficiency standards of Part L
- c. In 2025 alongside the introduction of the Future Homes Standard
- d. The government should not commence the amendment to the Planning and Energy Act

Q5

Do you agree with the proposed timings presented in Figure 2.1 (displayed in Chapter 2) showing the Roadmap to the Future Homes Standard?

- a. Yes

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b. No – the timings are too ambitious

c. No – the timings are not ambitious enough

Chapter 3 Part L Standards for New Homes in 2020

Q6

What level of uplift to the energy efficiency standards in the Building Regulations should be introduced in 2020?

a. No change

b. Option 1 – 20% CO₂ reduction

c. Option 2 – 31% CO₂ reduction (the government's preferred option)

d. Other

Please explain your reasoning.

These options do not go far enough on fabric efficiency. We should not be designing and building homes in 2020 that will need retrofitting with additional insulation in the future. A well-insulated building represents our greatest chance of meeting our climate commitments in new homes. The Future Homes Standard 2020 does not promote a well-insulated building fabric. Under the new regulations new homes could be less insulated in 2020 than under Building Regulations 2013.

Fabric should always be the first step in reducing carbon emissions, with technology reducing the remaining emissions. The proposals of 20% and 31% reductions do not push fabric, comfort and well-being hard enough. Under Part L 2013 there is a Fabric Energy Efficiency Standard (FEES) metric which helps prevent homes being designed with a fabric worse than the 'notional' building. While the 'notional' fabric specification has been improved marginally in the Future Homes 2020 consultation, the FEES target has been scrapped. This means that homes can be designed using the 'minimum' building fabric u-values as long as the building passes the carbon and primary energy targets. Where an energy efficient heating system (such as an air source heat pump) is specified the building is able to pass these targets with a poor building fabric. This is a loophole that overrides the need to have a well-insulated fabric.

Testing carried out using the consultation iSAP tool has demonstrated that the same terrace house that would have failed Part L 2013, due to poor fabric, would pass the carbon and primary energy targets under Part L 2020:

- *A home can pass Option 1 with a 48% CO₂ reduction (with a primary energy pass) using the following fabric standards and a heat pump (this would have failed Part L 2013 FEES):*
 - *Wall - 0.26*
 - *Roof - 0.16*
 - *Floor - 0.18*
 - *Window/door - 1.6*
 - *Air perm - 5*
 - *Thermal bridging - Default*
 - *MVHR*
- *A home can pass Option 2 with a 41% CO₂ reduction (with a primary energy pass) using the following fabric standards and a heat pump (this would have also failed Part L 2013 FEES):*
 - *Wall - 0.21*
 - *Roof - 0.14*
 - *Floor - 0.16*
 - *Window/door - 1.4*

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- Air perm - 3
- Thermal bridging - Default
- MVHR

These results significantly exceed the 20% and 31% reductions proposed without any effort to improve fabric specification or use the notional fabric values.

Not only does the loss of FEES allow the specification of poor fabric, but the introduction of updated carbon factors masks the problem further.

The 31% carbon reduction target is not a sufficient step forward. We want to see homes expected to make at least a 50% reduction in carbon emissions, ideally 60%. The update in carbon factors is supported, however, the target carbon emission reductions should be re-aligned with this in mind. An identical home that had a 3% reduction in carbon emissions under 2013 regulations could now have a 75% reduction in carbon emissions under the 2020 regulations. The proposed option 1 - 20% reduction and option 2 – 31% reduction in the consultation does not take this into account.

The London Plan already requires a 35% reduction in CO₂ and a 10% reduction in CO₂ through fabric alone. Both options are a significant step backwards from this.

It is important to note that rather than a carbon emission reduction target we advocate an absolute energy consumption target.

Q7

Do you agree with using primary energy as the principal performance metric?

- a. Yes – primary energy should be the principal performance metric
- b. No – CO₂ should remain the principal performance metric
- c. No – another measure should be the principal performance metric**

Q8

Do you agree with using CO₂ as the secondary performance metric?

- a. Yes
- b. No**

Q9

Do you agree with the proposal to set a minimum target to ensure that homes are affordable to run?

- a. Yes**
- b. No

Q10

Should the minimum target used to ensure that homes are affordable to run be a minimum Energy Efficiency Rating?

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a. Yes

b. No

Q11

Do you agree with the minimum fabric standards proposed in table 3.1?

a. Yes

b. No – should be more insulating (APPLY TO ALL OPTIONS)

c. No – should be less insulating

Q12

Do you think that the minimum fabric standards should be set in the Building Regulations or in the Approved Document (as is the current case)?

a. In the Building Regulations

b. In the Approved Document

Q13

In the context of the proposed move to a primary energy metric and improved minimum fabric standards, do you agree with the proposal to remove the fabric energy efficiency target?

a. Yes

b. No

Q14

Do you agree that the limiting U-value for roof-lights should be based on a roof-light in a horizontal position?

c. Yes

d. No

Q15

Do you agree that we should adopt the latest version of BR 443?

c. Yes

d. No

Q16

Do you agree with the proposal of removing the fuel factors to aid the transition from high-carbon fossil fuels?

a. Yes

b. No

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Q17

Do you agree with the proposed changes to minimum building services efficiencies and controls set out in table 3.2?

- a. Yes
- b. No – proposed standard goes too far
- c. **No – proposed standard does not go far enough** (APPLY TO ALL OPTIONS)

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Q18

Do you agree with the proposal that heating systems in new dwellings should be designed to operate with a flow temperature of 55°C?

- a. Yes
- b. No – the temperature should be below 55°C
- c. No – dwellings should not be designed to operate with a low flow temperature
- d. No – I disagree for another reason**

Q19

How should we encourage new dwellings to be designed to operate with a flow temperature of 55°C?

- a. By setting a minimum standard**
- b. Through the target primary energy and target emission rate (i.e. through the notional building)
- c. Other

Q20

Do you agree with the proposals to simplify the requirements in the Building Regulations for the consideration of high-efficiency alternative systems?

- a. Yes**
- b. No

Q21

Do you agree with the proposal to adopt the latest Standard Assessment Procedure, SAP 10?

- a. Yes
- b. No**

Q22

Do you agree with the proposal to update the source of fuel prices to BEIS Domestic energy price indices for SAP 10.2?

- a. Yes**
- b. No

Q23

Do you agree with the method in Briefing Note – Derivation and use of Primary Energy factors in SAP for calculating primary energy and CO2 emissions factors?

- a. Yes
- b. No**

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Q24

Do you agree with the removal of government Approved Construction Details from Approved Document L?

a. Yes

b. No

Q25

Do you agree with the proposal to introduce the technology factors for heat networks, as presented in the draft Approved Document?

a. Yes

b. No, they give too much of an advantage to heat networks

c. No, they do not give enough of advantage to heat networks

d. No, I disagree for another reason

Q26

Do you agree with the removal of the supplementary guidance from Approved Document L, as outlined in paragraph 3.59 of the consultation document?

a. Yes

b. No

Q27

Do you agree with the external references used in the draft Approved Document L, Appendix C and Appendix D?

a. Yes

b. No

Q28

Do you agree with incorporating the Compliance Guides into the Approved Documents?

a. Yes

b. No

Q29

Do you agree that we have adequately covered matters which are currently in the Domestic Building Services Compliance Guide in the new draft Approved Document L for new dwellings?

a. Yes

b. No

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Q30

Do you agree that we have adequately covered matters which are currently in the Domestic Ventilation Compliance Guide in the new draft Approved Document F for new dwellings?

a. Yes

b. No

Q31

Do you agree with the proposals for restructuring the Approved Document guidance?

a. Yes

b. No

Q32

Do you agree with our proposed approach to mandating self-regulating devices in new dwellings?

a. Yes

b. No

Q33

Are there circumstances in which installing self-regulating devices in new dwellings would not be technically or economically feasible?

a. Yes

b. No

Q34

Do you agree with proposed guidance on providing information about building automation and control systems for new dwellings?

a. Yes

b. No

Chapter 4 Part F Changes

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Chapter 5 Airtightness

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Chapter 6 Compliance, Performance and Providing Information

Q57

Do you agree with the introduction of guidance for Build Quality in the Approved Document becoming part of the reasonable provision for compliance with the minimum standards of Part L?

a. Yes

b. No

Q58

Do you have any comments on the Build Quality guidance in Annex C?

No

Q59

Do you agree with the introduction of the standardised compliance report, the Building Regulations England Part L (BREL) report, as presented in Annex D?

a. Yes

b. No there is no need for a standardised compliance report

c. No – I agree there should be a standardised compliance report but do not agree with the draft in Annex D

Q60

Do you agree with the introduction of photographic evidence as a requirement for producing the as-built energy assessment for new dwellings?

a. Yes

b. No

Q61

Do you agree with the proposal to require the signed standardised compliance report (BREL) and the supporting photographic evidence to be provided to Building Control?

a. Yes

b. No

Q62

Do you agree with the proposal to provide homeowner with the signed standardised compliance report (BREL) and photographic evidence?

a. Yes

b. No

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Q63

Do you agree with the proposal to specify the version of Part L that the home is built to on the EPC?

a. Yes

b. No

Q64

Do you agree Approved Document L should provide a set format for a home user guide in order to inform homeowners how to efficiently operate their dwelling?

a. Yes

b. No

Chapter 7 Transitional Arrangements

Q65

Do you agree that the transitional arrangements for the energy efficiency changes in 2020 should not apply to individual buildings where work has not started within a reasonable period – resulting in those buildings having to be built to the new energy efficiency standard?

a. Yes – where building work has commenced on an individual building within a reasonable period, the transitional arrangements should apply to that building, but not to the buildings on which building work has not commenced

b. No – the transitional arrangements should continue to apply to all building work on a development, irrespective of whether or not building work has commenced on individual buildings

If yes, please suggest a suitable length of time for the reasonable period in which building work should have started

If no, please explain your reasoning and provide evidence to support this.

Q66

Do you foresee any issues that may arise from the proposed 2020 transitional arrangements outlined in this consultation?

a. Yes

b. No

Q67

What is your view on the possible transitional arrangements regarding changes to be made in 2025?

Consultation should begin as early as possible on proposed 2025 regulations to allow for a smoother transition. This would allow sites to be built to new standards sooner as per the transitional arrangements.

Chapter 8 Feedback on the Impact Assessment

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