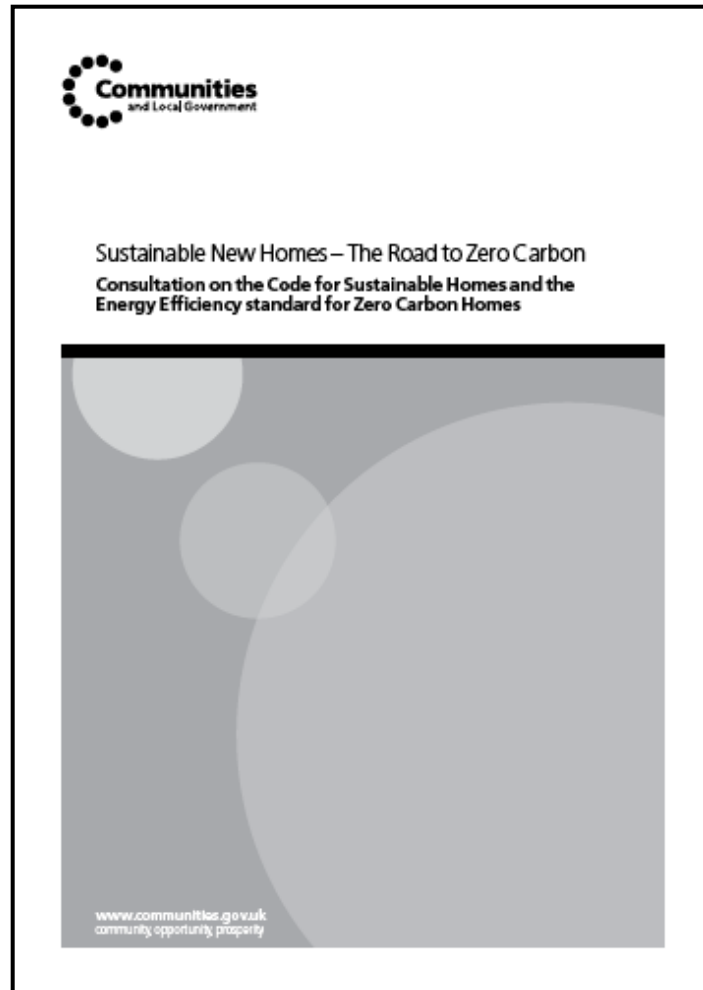


Code for Sustainable Homes - 2010

Simon Brown
Sustainable Buildings Division
Communities and Local Government



Consultation themes

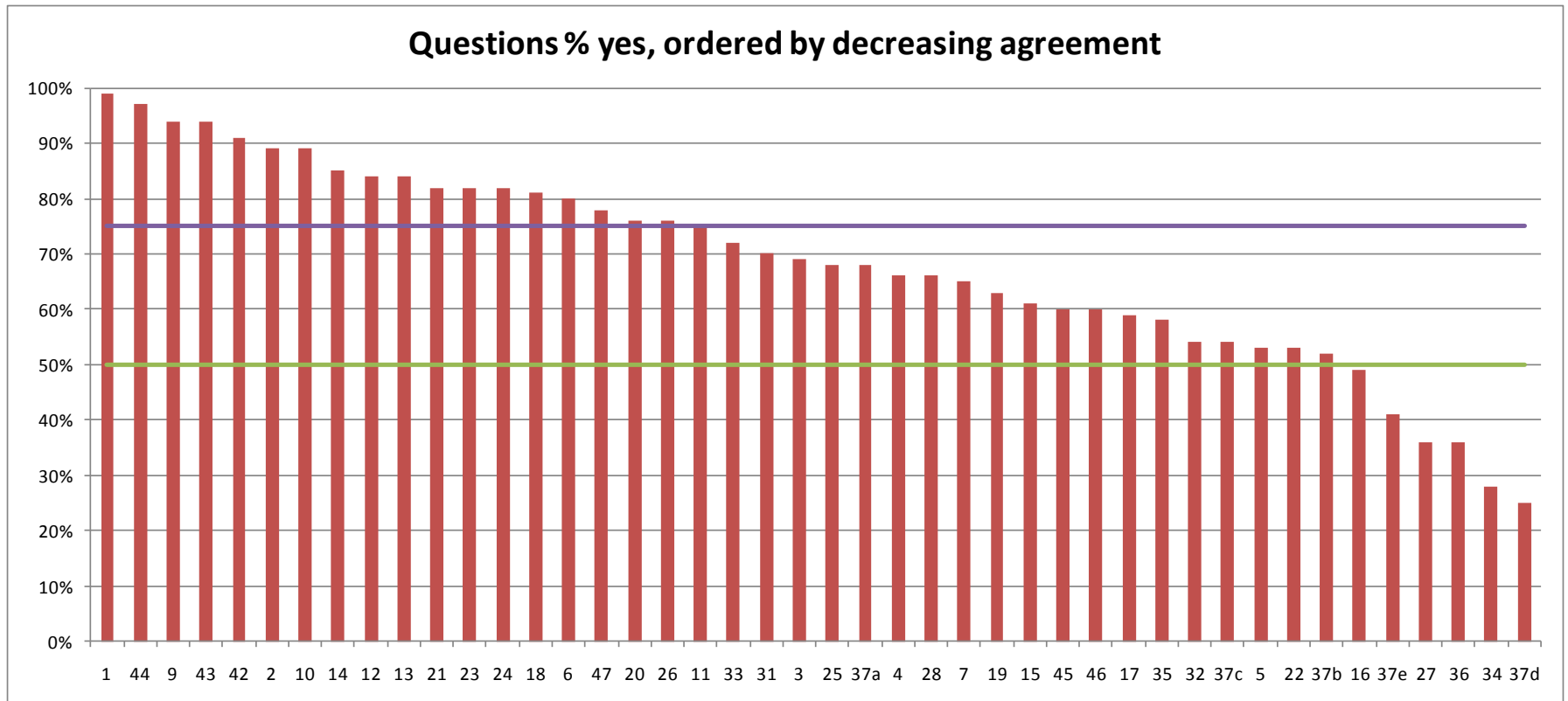
- Aligning the Code with Building Regs energy issues and zero carbon policy
- Streamlining the Code
- Resolving problems arising in use

What's happened since?

- New Government
- Zero Carbon Statement (July) – by 2016 new homes will not emit extra CO₂ into the air. HUB consideration of carbon compliance due early New Year. FEES minimum standard, as set out in Code consultation.

Code response

- 200 responses - analysed. Will be published.
- Impact Assessment – various Code scenarios tested. Will be published.



Strong support to most recommendations – over half the questions receiving more than 70% support (only 5 questions received less than 50% support).

Aligning the Code with Building Regs & zero carbon policy

- **Part L changes** 1st Oct – Code will be aligned with this and SAP 2009. Code level 4 continues to be a 44% improvement above 2006 (25% above 2010).
- Ongoing Zero Carbon HUB work - so **carbon compliance issues at Code 5 & 6** will not feature.
- Listened to consultation – many users didn't want the **energy category** to be reordered and renamed, so no merit in doing this.
- Support for **adopting the Fabric Energy Efficiency Standard**, to replace the Heat Loss Parameter in ENE 2.
- Support for **moving credits from ENE1 to ENE 2** to incentivise the Govt's intention to have a 'fabric first approach'
- Support for allowing **fractions of credits in ENE1 and 2** (NB. if this proves successful the Government may consider rolling it out to other areas as appropriate).

Aligning the Code with Building Regs & zero carbon policy

- Not a clear consensus to introduce **interim FEES into the Code at level 4**. So could provide guidance as to what level should be achieved for those building to Code level 4 in anticipation of Part L 2013.
- Support for replacing credits for **internal lighting** with a new ‘**Energy Display**’ category’. Aim would be to incentivise householders to reduce overall energy use.
- A positive response to reduce credits **external lighting** from 2 to 1. But there was a positive response overall, strong opposition to this from house builders and those concerned with security.
- Support for increase of info provision on **energy efficiency of appliances**, to gain credit.
- Support for introducing a requirement for **certification** under the Microgeneration Certification Scheme or assurance under the CHPQA.
- Little support for **renaming** “**ENE7: Low and Zero Carbon Technologies**” as ‘**ENE3: Renewable Technologies**’. But support for including low carbon technologies (eg gas CHP) as a first step to installing, at a later stage, a zero or renewable technology.

Streamlining the Code & resolving problems

- Issues raised about need to postpone the introduction of **Lifetime Homes** as a mandatory requirement at Code levels 4 and 5
- Strong support for introducing an exemption on **steeply sloping sites** for the external Lifetime Homes requirements.
- Code updated throughout to better reflect current thinking and standards on **accessibility**
- Support for removing the mandatory requirement for **Site Waste Management Plans**, and for replacing this with voluntary credits for minimising or diverting waste to landfill
- Little support for doubling the external **space for waste storage** where there is a fortnightly waste collection.
- General support for adopting the revised standards for **Surface Water Management** in SUR1, subject to amendments by the Environment Agency and other experts. Clear need also to consider this in light of introduction of National Standards for SUDS soon.

Streamlining the Code & resolving problems

- Not much evidence of widespread problems regarding space requirements for **communal cycle storage**, though raised as an issue. Could be addressed through improved design guidance (eg SBD).
- Similarly not much evidence as to how replacing cycle storage with **mobility equipment storage** could work in “specialist” accommodation (eg retirement homes, or homes for frail). Need to unpack this more.
- Also lack of evidence presented about reducing the “**home office**” space in specialist housing or retirement homes. Care needed to avoid equity considerations over definitions, and need to unpack this more.
- Mixed response on the allocation of credits for **security**. A wider review of security in building standards will be conducted in the coming months, which will consider the Code and security issues more deeply.

Immediate future

- Code publication imminent – RIBA – in colour!
- Transition guidance will be issued (1 month to chose which Code version to register under), and a new website.
- Changes brief also to be published – detailed, to save you time
- New Govt likes Code – voluntary and promotes sustainable development
- Re-launch Code liaison process, and roll out of Code
- But how do de-regulation, localisation, Big Society, and the streamlining of regulation fit with the Code?

Grant Shapps's speech to the HMI conference on 12th Oct.....

“Today I can announce I am intent on further reducing the burden of regulation. I will make sure any regulation must be cost-effective and proportionate - driving down unnecessary expense.

You will have heard this before, but the difference is that we really mean it. Just as we are serious about cutting the deficit, we are serious about reducing regulations.

Of course, Building Regulations will continue to set a national minimum requirement for all new homes to make sure they are safe and help us reach our climate change targets.

But we have already launched a review of the Building Regulations to identify where we can ease the burden on industry.

I know that Building Regs are not the only burdens: over time, the housebuilding industry has been asked to deal with a growing number of additional standards.

CABE have produced a simple diagram to explain how the various regulations, codes and standards relate to each other. Of course this audience understands this diagram perfectly!

But to others it is a complex web of duplication, contradictory requirements, multiple points of assessment and compliance. We will work hard to reduce this burden but we will need your help”