

HBF Overview

Home Builders Federation
Technical Conference



HBF Overview

- **Dave Mitchell**
- **HBF Technical Director**



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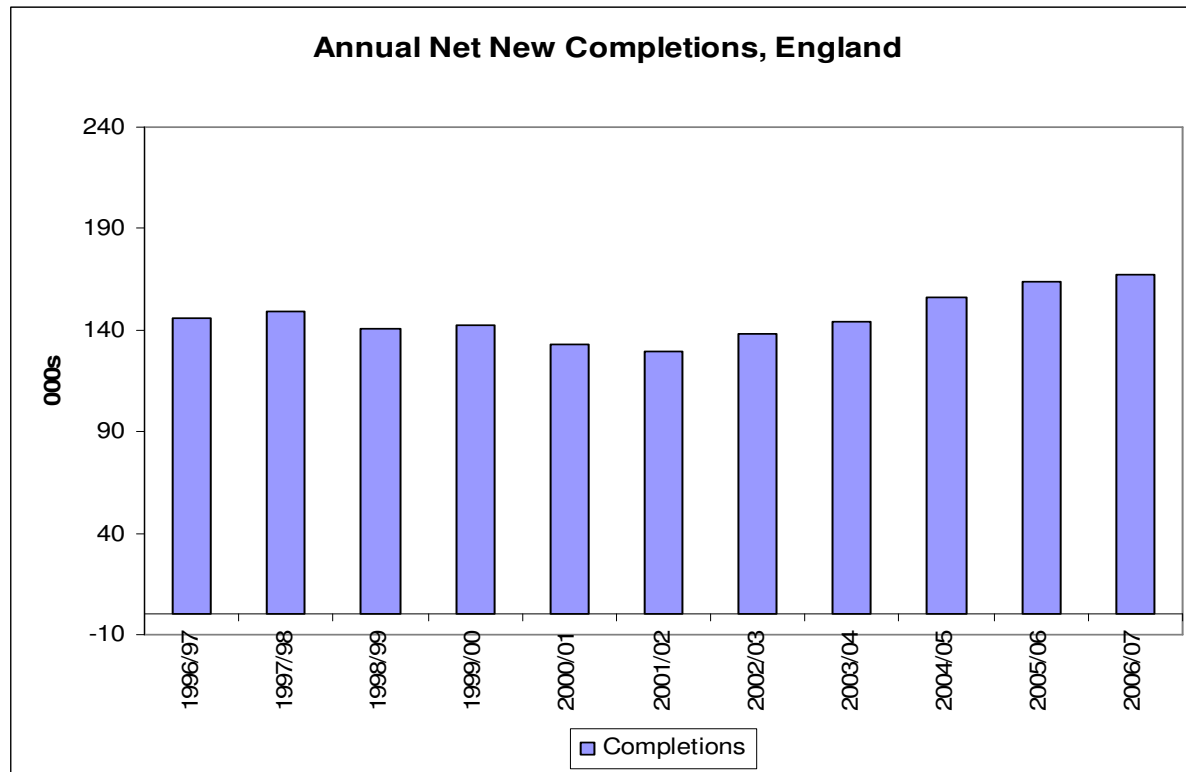
- Dual Targets for 2016
- 165,000 – 240,000 new homes
Zero Carbon



165,000 – 240,000 new
homes

- 45% Increase
- What does this mean?

165,000 – 240,000 new homes



- **165,000 – 240,000 new homes**

2001/02 – 129,866

2006/07 – 167,577

165,000 – 240,000 new
homes

- Land Availability
- Planning Approvals
- Building Regulation Approvals

Zero Carbon - 2016

- Steps towards zero carbon
- 2010 - Code Level 3 - 25%
- 2013 - Code Level 4 - 44%
- 2016 - Code Level 6 - Zero

Carbon

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Zero Carbon - 2016

- **Zero Carbon**
- Zero Carbon definition
- Planning conditions
- SAP methodology
- Customer perception

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Zero Carbon - 2016

- **Zero Carbon definition**
- Exact definition required
- Role of on plot/development renewables
- Role of local/remote renewables
- Industry needs clear understanding of what is required
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Zero Carbon - 2016

- **Planning conditions**
- 10% - 20% (and beyond) renewables
- CO2 reduction (ie Code level)
- National single policy
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Zero Carbon - 2016

- **SAP methodology**
- Current SAP
- SAP 2016

Zero Carbon - 2016

- **Customer Perception**
- Do they want it?
- Renewables
- 'Eco Bling'

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- Building Regulations
- Building Control

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- Building Regulations
 - Purpose
 - Achieving Building Standards – Final Report
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- Building Control
 - Purpose
 - The Future of Building Control – March 2007
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- Building Regulations
- Code for Sustainable Homes
- Planning Conditions
- English Partnerships

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Approvals that are easy to get:

- S
- S
- S

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Approvals that are easy to get:

- Simple
- Sensible
- Straightforward

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- The 3 Ss
 - Structure
 - Services
 - Sustainability

Current Building Regulations

- Part A - Structure
- Part B - Fire safety
- Part C - Site preparation and resistance to moisture
- Part D - Toxic substances
- Part E - Resistance to the passage of sound
- Part F - Ventilation
- Part G - Hygiene
- Part H - Drainage and waste disposal
- Part J - Combustion appliances and fuel storage systems
- Part K - Protection from falling, collision and impact
- Part L - Conservation of fuel and power
- Part M - Access to and use of buildings
- Part N - Glazing – safety in relation to impact, opening and cleaning
- Part P - Electrical safety

Current Building Regulations

- Fewer Parts
 - Does anyone ever look at Part D?
 - Why a Part for ventilation and another part for windows?
 - Why is there a Part P?
 - Why not F in L?

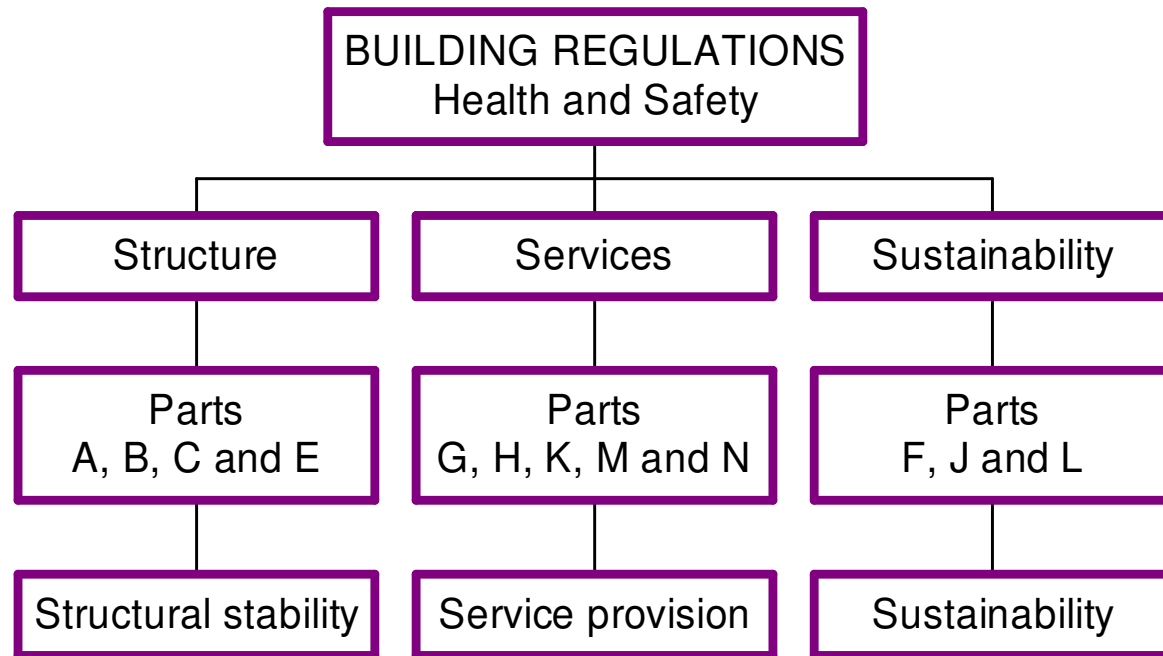
Current Buildings Regulations

- **Simplification:**
 - Merge A (Structure) and C (Site preparation etc)
 - Delete D (Toxic Substances)
 - Merge G (Hygiene) and H (Drainage and waste disposal)
 - Merge K (Protection from falling etc) with N (Glazing) and M (Access)
 - Are B (Fire) and E (Noise) not part of structure?
 - Are F (Ventilation) and J (Boilers) not part of Part L (Conservation of fuel and power)?

Current Building Regulations

- Structure
 - Parts A, B, C, E
- Services
 - Parts G, H, K, M, N
- Sustainability
 - Parts F, J and L
- and delete D and P

The house builder's requirements



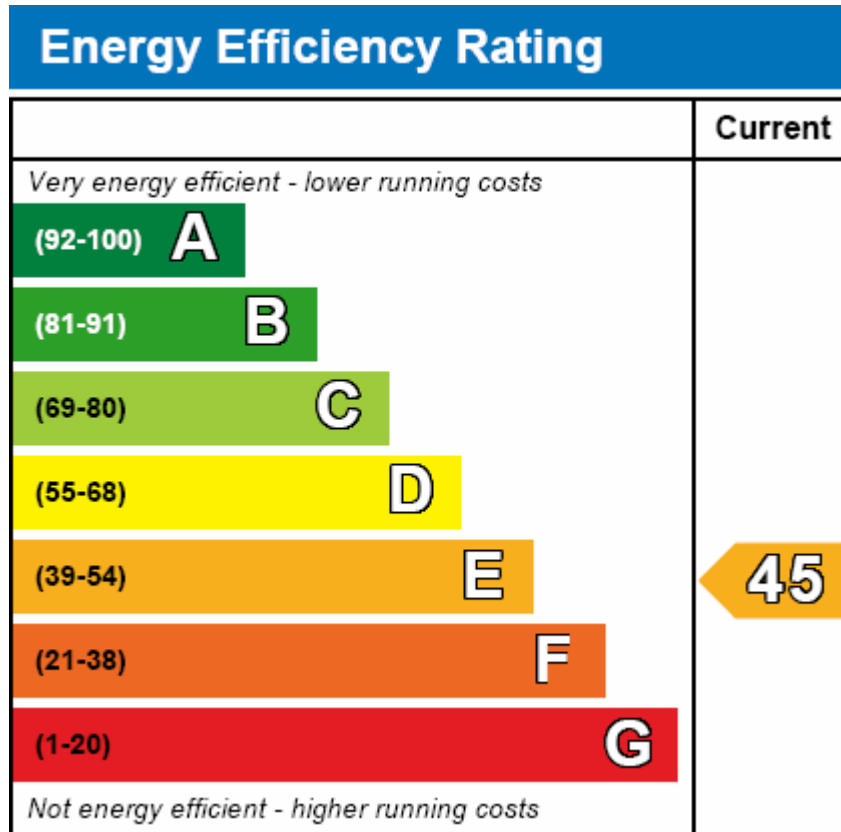
Robust Details

- Robust Details/Pattern Book
 - Part E (Sound) 2004
 - Prior to 2003 revision surveys showed only 75% of walls and 60% of floors met required standard
 - Robust Detail scheme achieves 97% compliance

EPCs

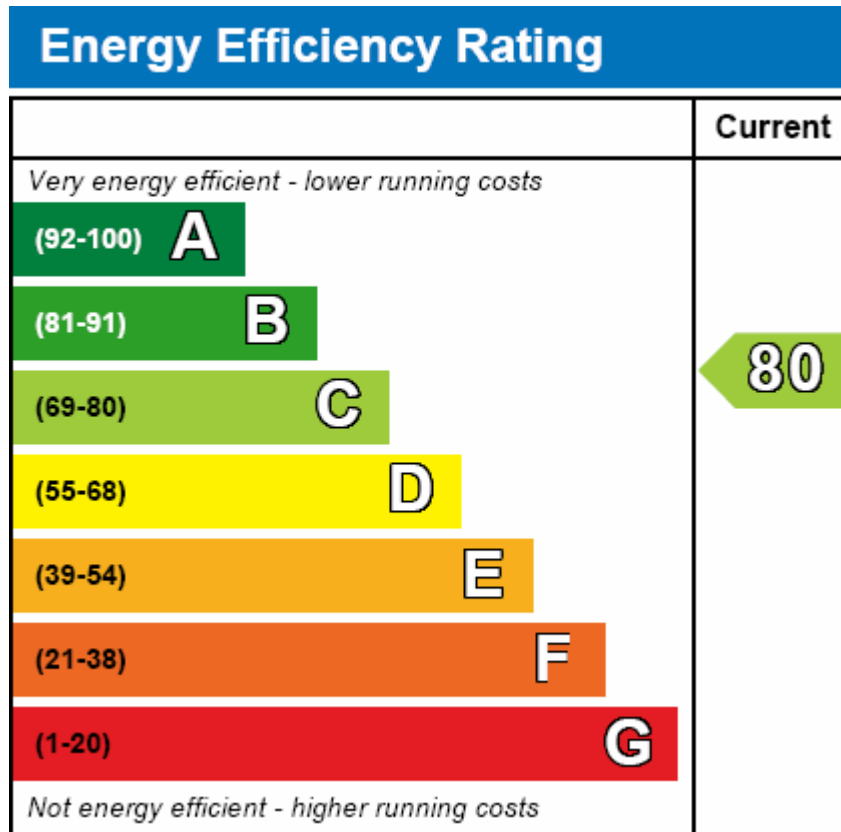
- Good
- Great Idea
- Enables the consumer to compare the energy performance of houses they are considering buying
- Will show just how good new homes are in comparison with the existing stock in regard to energy use

EPCs



- Average four bedroom homes are getting an 'E' energy rating, according to a survey taken since the introduction of Energy Performance Certificates (EPCs) and Home Information Packs (HIPs).

EPCs



- Average rating of newbuild housing calculated under the new part L since April 2006

Conclusion

- 240,000 new homes by 2016
- All new homes zero carbon from 2016 onwards
- with the 2010 & 2013 steps in between
- Both are very challenging but could be achievable given the correct playing field
- Need to ensure that all problematic areas are clearly identified
- Government needs to understand and help iron out these problem areas

Thank you

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The road to zero carbon is paved with
building regulations

14 November 2007

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