

Report on	Energy Saving in Buildings
Reporting Officer	William Wilkinson
Contact Officer	

Is this report restricted for confidential business? If 'Yes', confirm below the exempt information category relied upon	Yes	
	No	X

1.0	Purpose of Report
1.1	To provide Members with a general overview of the main initiatives implemented in Northern Ireland in relation to energy saving in Buildings and the role of Building Control within this concept.
2.0	Background
2.1	<p>The heating requirement for buildings accounts for 25% of the UK energy demand and 15% of greenhouse gas emissions (<i>October 2016, Energy Research Partnership, Heating buildings, Reducing energy demand and greenhouse gas emissions</i>).</p> <p>Government backed schemes have been launched in order to effectively reduce the energy demand by improving the efficiency of the buildings by offering grants and financial incentives for energy-efficient boilers, alternative heating sources, loft insulation and cavity wall insulation.</p> <p>The Building Regulations (Northern Ireland) 2012 takes into consideration measures to conserve fuel and power in any building. Building Control in MUDC have actively liaised with scheme administrators to support the effective running of these schemes and have done so by attending regular meetings with the administrators and ensuring works carried out comply with the necessary Building Regulations.</p>
3.0	Main Report
3.1	<p>The main initiatives which are currently available include:</p> <p><u>Affordable Warmth Scheme</u> is funded by the Department for Social Development. If you are an owner occupier or householder of a privately rented property and your gross annual household income is less than £20,000 you may be eligible for a package of energy-efficiency and heating measures, tailored to each household. The scheme is administrated by the Northern Ireland Housing Executive (NIHE).</p> <p><u>Boiler Replacement Scheme.</u> The scheme, provided by funding from the Northern Ireland Executive, offers owner occupiers a grant of up to £1,000 to:</p> <ul style="list-style-type: none"> • Replace inefficient boilers with energy-efficient condensing oil or gas boilers. • Switch from oil to gas. • Switch to a wood pellet boiler.

It is available to those who earn less than £40,000 a year with an inefficient boiler of at least 15 years and is dependent on total gross income. The scheme, administered by the Northern Ireland Housing Executive (NIHE), is targeted at householders who do not qualify for other Government energy-efficient improvement schemes, making them vulnerable to fuel poverty.

The above schemes must comply to Regulation 39 of the Building Regulations (Northern Ireland) 2012 which states:

“Reasonable provision shall be made for the conservation of fuel and power in any building by –

(a) Limiting heat gains & losses –

(i) Through thermal elements and other parts of the building fabric; and

(ii) From pipes, ducts and vessels;

(b) Providing energy efficient fixed building services with effective controls; and

(c) Commissioning the fixed building services”

Generally for these schemes which are domestic properties only, Building Control ensure:

- Boilers installed have the proper seasonal efficiency and have been commissioned by a competent person
- Boilers have adequate ventilation, suitable flue system and installation of a carbon monoxide detector if boiler installed within dwelling
- Oil tanks are bunded and situated a suitable safe distance from any building, flue or boundary
- Heating systems installed are in accordance with the “*Domestic Building Services Compliance Guide*”. (i.e. ensuring time and temperature controls are in place and the heating system has been commissioned by a competent person
- Loft & cavity/solid wall insulation meet the proper U-Value to limit heat loss through these elements
- Ensuring the additional loft insulation does not have a detrimental effect on the existing roof structure by checking the ventilation of the roof
- Pipes, ducts and vessels are suitably insulated to limit heat loss

Renewable Heat Initiative

Building Control have been aware of the RHI Boiler Scheme. This was a government incentive, that helped businesses, Public Sector, and other non-domestic and non-profit organisations in Northern Ireland meet the cost of installing renewable heat technologies with a view to effectively reducing CO2 emissions.

Whilst MUDC Building Control have not been requested to directly engage with the administrators of this scheme, we have provided advice and guidance to applicants of the scheme and have received a number of Building Control applications as a result of these consultations. MUDC Building Control have also been proactive in this field by issuing correspondence to all known applicants of the scheme in the Mid Ulster District Council area advising that although in some instances the installations may be exempt, it is recommended that they contact the MUDC Building Control Department to discuss their specific installation to confirm their compliance.

4.0 Other Considerations

4.1 Financial & Human Resources Implications

	Financial: Within current resources Human: Within current resources
4.2	<u>Equality and Good Relations Implications</u> None
4.3	<u>Risk Management Implications</u> None
5.0	Recommendation(s)
	That Members note the content of this report
6.0	Documents Attached & References
	None