

Report on	Consultation on Proposed Amendments of Technical Booklet Guidance to Part F (Conservation of fuel and power) of the Building Regulations
Date of Meeting	6 th December 2021
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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 advise Members on the Consultation forwarded by the Department of Finance, inviting a response on the proposed Amendments to Part F guidance of the Building Regulations (Conservation of fuel and power).
2.0	Background
2.1	Building Regulations apply to most building works and are principally in place to ensure the health, safety, welfare and convenience of people in and around buildings, and the conservation of fuel and power, the protection and enhancement of the environment and the promotion of sustainable development
2.2	Part F (Conservation of fuel and power) of the Building Regulations sets minimum standards for building work with respect to carbon performance and energy conservation measures.
2.3	Part F (Conservation of fuel and power) of the Building Regulations has not been amended since 2012 and hence Standards as set within the Regulations have not been upgraded for approximately which has resulted in the thermal standards of buildings being constructed not being at the same standard as the UK or Ireland
2.4	NZEB is defined under Part F as “a building that has a very high energy performance, as determined in accordance with the National calculation methodology, where the nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby”.
2.5	In light of concerns that energy efficiency standards here have been too low for too long and on consideration of the Assembly’s declaration of a climate emergency and commitments to address climate change in the <i>New Decade, New Approach</i> proposals, the Department is keen to prioritise improved thermal standards.

3.0	Main Report
3.1	Correspondence has been received from the Department for Finance (see Appendix 1) regarding a consultation seeking the views of the Council in relation to proposals for amendment of Technical Booklet Guidance to Part F (Conservation of fuel and power) and the Consultation Document on the Proposal for amendment of Technical Booklet Guidance to Part F (Conservation of fuel and power) – see Appendix 2
3.2	Generally, it is agreed that it is sensible to prioritise the proposed amendments to Technical Booklets F1 and F2 guidance in advance of awaiting outcomes around the development of new UK energy software and proposed building regulations uplifts. If steps are not taken to prioritise these amendments now and wait for future changes in the UK it will mean that we will have to make a double jump to stay in line with UK as they have already implemented changes in 2016. ROI standards are already more so in line to the UK.
3.3	<p>The amendments primary target will be the 40% betterment of the TER for houses, 25% for flats and 15% for new non-domestic buildings. In order to achieve this will require at least some of the following measures:</p> <ul style="list-style-type: none"> • an air-tightness performance no greater than 10 m³/(h.m²) at 50Pa. Current guidance had allowed up to 15 m³ (h.m²). • New U-value limits for building fabric. The U-value is the measure of heat loss through a construction element (i.e. for wall, roofs, floors etc.) • Increased usage of renewable energy generation either directly at the property or via a community/communal renewable energy generated system (i.e. photovoltaic panels, small wind turbines) and the potential to connect any excess energy generated to the electrical grid • Efficient ventilation systems to a building • Increased usage of heat pumps as an alternative to oil/gas central heating.
3.4	The u-value standards and air-tightness performance are already being achieved on many buildings by construction professionals. However, there are concerns that the guidance expects to lead to a greater use of renewable generation technologies which may prove difficult to be serviced by the market ie. limited number of business professional in this area
3.5	Heat pump led solutions should significantly reduce the carbon emissions from a building. However it does have higher capital costs and higher running costs than standard oil/gas central heating. Therefore perhaps a

	compensatory grant scheme or similar idea should be considered to encourage designers/ end users to use such a system.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: Within Current Resources
	Human: Within Current Resources
	Risk Management: Within Current Resources
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: N/a
	Rural Needs Implications: N/a
5.0	Recommendation(s)
5.1	It is recommended that Members consider and agree the content of the attached draft consultation response to the proposed Amendments of the Building Regulation Guidance – see Appendix 3.
6.0	Documents Attached & References
6.1	Appendix 1 – Correspondence regarding Consultation on Proposed Amendment of Technical Booklet Guidance to Part F (Conservation of fuel & power).
6.2	Appendix 2 – Consultation Draft on Technical Booklet F guidance (Conservation of fuel and power).
6.3	Appendix 3 – The amendment of Technical Part F (Conservation of fuel and power) consultation response.