

Building Regulations Update



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

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Welsh Assembly Government



Greener Homes and Buildings, Builth Wells March 7th 2008

Summary:



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- **OneWales**
- **Influencing sustainable buildings - the legal framework**
- **Planning policy**
- **Devolution and the Building Regulations**
- **Action to inform improved standards**
- **Related Building Regulations Issues**

One Wales



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- To establish a **Climate Change Commission** for Wales
- **Carbon emissions reductions** of 3% per year by 2011 in areas of devolved competence
- **Sectoral targets** for residential, public and transport areas.
- **Energy Strategy** to include actions on energy efficiency, microgeneration, renewable energy generation and biomass
- **To review TAN 8**, revising upwards the **targets** for energy from renewables
- Improving **targets for recycling** with legislation and support for better and more coordinated waste management
- Pursue the **devolution of Building Regulations** to the Assembly.

Sustainable development and buildings in Wales



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- Statutory duty to promote sustainable development, construction has a major role to play in delivering, buildings account for up to half of our carbon emissions
- 1999 Devolution powers to influence building performance and design included Planning powers and control of significant public sector capital investment, but not Building Regulations
- WAG is maximising use of it's existing powers and influence but what else is needed?

Legal Framework



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Planning policy generally

- Overarching policy set by Planning Policy Wales supported by the TANs including:
- TAN 2 Affordable Housing
- TAN12 Design
- TAN 8 Renewables

Action to deliver



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MIPPS:

- Staged approach to development
 - Maximising opportunities to reduce energy demand;
 - Use of energy efficient supply measures to meet the reduced demand; and
 - Incorporating a proportion of on site renewable energy generation
- Impacts of climate change in location and design including building resilience
- Minimise use of non-renewable resources
- Major developments to reduce emissions by a minimum of 10% from building regulations

Planning policy



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Design Statements

- MIPPS 'planning for good design' signalled intention to require Design statements (Access statements are already required) consultation is due to take place later in the year.
- Design (and Access) statements intended to promote sustainability in design can be expected to cover:
 - Environmental sustainability
 - Movement ;
 - Inclusiveness and access;
 - appearance and character; and crime and safety

Devolution and the Building Regulations



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- Discussion with CLG continues
- The Government of Wales Act 2006 paved the way for further transfer of powers
- Legislative Competence Order and Assembly measures:
 - Provides primary legislative powers that could arguably include Building performance.
 - Recent draft order for domestic sprinklers an example of what could happen
- Delivering sustainability relies on a coordinated approach, lack of control over building standards limits WAG ability to take a holistic view
- Best practice helps raise industry' game but need for a legal 'bottom' line. Building Regulations are key to moving the health, safety and sustainability of buildings forward in Wales

Actions to deliver



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- **Sustainable Development Commission (SDC) to provide specific advice in respect of the 2011 aspiration**
- Expert panel overseeing the review and producing recommendations.
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- To include the Design Commission, Energy Savings Trust, Green Buildings Council, BRE, The Prince's Foundation for the Built Environment etc, along with industry representatives
- The panel to lead an engagement process
- The panel would act as knowledge hub
- Possible progress monitoring role for the panel
- Facilitated by SDC working with the Design Commission for Wales

Actions to deliver



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Energy in New Buildings

- Extremely challenging. We need to take into account:
- Methodology issues (SAP)
- Costs (short and long term), benefits, affordability;
- Availability and reliability of available technological solutions;
- Buildability;
- Available skills and development needs;
- Renewable energy on/off site issues and their interaction with the grid ;
- Climate change adaptation.
- User implications including maintenance and culture change

We will use projects that the Assembly Government influences as exemplars.

Actions to deliver



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Energy in New Buildings domestic

- Aspiration is Code level 5

Energy in New Buildings non domestic

- GBC report 2020 do-able but:
- Less data so need to review timetable
- Level 5 stage recommended before zero carbon
- Renewables will be key and will require strategic approach to link with other developments

Related Issues



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Lifetime homes

Review of Building control

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