
Compliance with Part L in the domestic sector

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Content

- Scope and nature of feedback
- Understanding the regulations
- Compliance and performance gaps
- Skills gaps and technical knowledge
- Proposals for way forward

Scope and nature of feedback

- Key questions:
 - Is Part L 2010 currently being delivered, and if not, why not?
 - What could be done differently to support better compliance with Part L 2010 and future compliance with Part L 2013?
- Process:
 - Questionnaire sent to all LA BCBs in Wales, 2 AIs and 4 major housebuilders/developers
 - Feedback from 5 LAs, 2 AIs and 1 developer
 - Interviews with LABC management team and 1 AI

Understanding of the regulations

- Understanding the regulations/views on guidance:
 - Complicated and difficult to understand – easier for larger developers who employ specialists, smaller companies have more one-off designs, less resources, training and external support, and rely more on BCBs
 - Some technical issues – SAP software use and changes re party walls and accredited details. A good understanding of SAP can result in the most cost effective solution (use as design tool)
 - Good knowledge of ADs, less familiar with the Domestic Building Services Compliance Guide. But ADs are not enough – need SAP to determine compliance or not
 - Ideas – simplification/diagrams, re-introduce elemental approach, standard details, pattern book – compliant details and construction types

Compliance and performance gaps

- Difference between these two gaps
 - Compliance: Do the works meet Building Regulations
 - Performance: Does policy achieve intended benefits?
- SAP assessments – concerns over the update post construction if consultants are external, quality of communication
- Thermal bridging – poor understanding on site, especially SMEs
- Problems with installation of cavity wall insulation, identification of different types of insulation and their insulation qualities - better advice from manufacturers
- (Also links to understanding of requirements and skills-gaps)

Skills gaps and technical knowledge

- Will more demanding standards increase non-compliance? Most thought yes – need plenty of notice (understanding and training)
- Skills gap – at all levels – on site, amongst BCBs and amongst customer advisors
- Skills gap - use of renewable technologies
- SMEs - low budget for training

Some key proposals to address issues raised

1. Reformat ADs

- Focus content on key information relevant to the reader
- Simpler language
- Clearer structure and flow chart to aid navigation
- More visual
- Examples
- Look to bring key elements of building services guides into ADs
- (revised ADL1B in consultation package)

2. Elemental approach for new-build standards

3. Collaboration with industry bodies on developing guidance material with more practical examples

Some key proposals to address issues raised

4. Dissemination

- Work closely with industry in developing guidance material, undertaking training events etc.

5. Engage more with SMEs

- Already BCBs provide significant assistance
- Greater engagement with industry representatives e.g. Federation of Master Builders, House Builders Federation
- Look at providing basic information (e.g. tool-box talk on key areas of non-compliance, Bob the Builder guides)

6. Lead in period

- Early publication prior to coming into force
- Transitional period prior to coming into force

7. Collection of performance data for feeding into future Part L revisions

For discussion

1. Any key issues of non-compliance not covered?
2. Comment on proposals for improvement?
3. Any ideas for improvement not mentioned?

**Please forward any further queries
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