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## **Wales Part L – Context and scope of work**

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## Content

- Scoping study
- Interaction with policy work in England

## Scoping study

- First stage of AECOM's support – completed April 2011
- Building on our experience of delivering support to DCLG for Part L in England and Wales for 3 updates
- Wales first experience of developing the Building Regulations
- DCLG updates will now apply only to England
- DECC continues to lead on moving the UK towards a low carbon economy

## Scoping study

- Identified relevant policies
- Set out the tasks required:
  - Modelling for new dwellings and targets for existing dwellings (informed by modelling)
  - Targets for new and existing non-domestic buildings
  - Compliance issues
  - Procedural issues – targets, stakeholder engagement, consultation & analysis, approvals, regulations, guidance
  - Developing a Regulatory Impact Assessment - cost benefit assessment

## Scoping study

- Current policy for **new build dwellings**:
  - Part L 2010 requires 25% improvement on Part L 2006
  - National planning policy - 8% improvement on Part L
- Forthcoming policy for new build dwellings announced in July 2010:
  - a 55% improvement on CO<sub>2</sub> emissions over Part L 2006
- Forthcoming policy was in good agreement with the zero carbon homes recommendations from the Zero Carbon Hub to DCLG:
  - Improvement on Part L 2006:
    - 60% for detached houses
    - 56% for other houses
    - 44% for low rise apartment blocks – up to & including 4 storeys
- Good agreement on ways to achieve this too

## Scoping study

- Some differences were also identified:
  - WG to introduce standards in 2013, ZCH recommendation was for 2016
  - ZCH recommended as “as built” standard, Wales to follow the current Building Regulations approach – design stage assessment plus some on-site testing and a requirement for commissioning
- WG would also consider whether targets should be met on a dwelling by dwelling basis or across a development and dwellings off the gas grid
- Early introductory date has an impact on assumed carbon factors and Feed-in-tariffs
- More modelling would need to be done for Wales

## Slide 6

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**F1**

could add that we have same concern, support the need to collect performance data, want to work with other administration:  
samuel, 27/10/2011

## Scoping study

- In a number of key areas, WG has decided to adopt the same approach as DCLG, for example:
- The national calculation methodology (SAP for dwellings, SBEM for non-dwellings)
- System of quality controls for Accredited Construction Details

## Scoping study

- Issues relating to **existing dwellings**:
  - Any increase in standards for major refurbishment
  - Should there be a trigger of “consequential improvements” – if so, what should it be
- Setting targets for **new non-domestic buildings**:
  - What is appropriate based on the build mix in Wales
- Reviewing opportunities to revise requirements for **existing non-domestic buildings**

## Interaction with policy work in England – Regulatory backdrop



- **One in One Out**

F2

‘if you’re a Minister who wants to bring in a new piece of regulation, first you’ve got to find an existing one to get rid of.’ (David Cameron, 2010)

- **2010 Spending Review**

‘[The Government] will also reduce the total regulatory burden on the house building industry over the Spending Review period [2011/12 – 2014/15]. (Treasury, 2010)

- **Budget 2011 – Plan for Growth**

The Government will introduce a moratorium exempting micro and start-up businesses from new domestic regulation for 3 years from 1 April 2011

**Slide 9**

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**F2**

see next slide  
samuel, 27/10/2011

## Interaction with policy work in England – Regulatory backdrop



- None of these apply in Wales however it is true to say: F3
- Our regulatory impact policy requires us to consider the impact on SMEs and the regulatory burden on business.
- We are committed to considering the cumulative of regulation on the house building industry as part of the RIA process.



## Interaction with policy work in England – Part L 2013 for England

- Explore options on regulatory and non-regulatory measures to:
  - Facilitate the move towards zero carbon for new homes and non-domestic buildings
  - Support the retrofit agenda in the context of the introduction of the Green Deal (new homes)
  - Support the UK’s transposition of the new Energy Performance of Buildings Directive
  - Explore the implications of improved envelope standards in a changing climate (overheating & indoor air quality) as part of Government’s wider adaptation programme
  - Improve compliance and performance

▪ **Timetable**

<b>Dec 2011</b>	Part L stakeholder groups (non-domestic)
<b>Dec 2011</b>	BRACW appointed
<b>Jan 2012</b>	BRACW first meeting
<b>Jan/Feb 2012</b>	Further Part L stakeholder groups (non-domestic)
<b>Spring 2012</b>	Technical analysis, policy development and review
<b>March/April 2012</b>	Public consultation
<b>Summer/ Autumn 2012</b>	Analysis of responses and final Ministerial decisions
<b>Winter 2012</b>	New guidance and software for 2013 changes
<b>Mid 2013</b>	Changes come into force