

Future Buildings Standard and changes to Part L and F Building Regulations

Briefing Note

23/12/2021

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Introduction

On the 15th of December 2021, the Department for Levelling up, Housing and Communities (DLUHC) published their response to the Future Buildings Standard (FBS) consultation as well as the 2021 editions of the Building Regulations Approved Documents L (Conservation of fuel and power) and F (Ventilation).

The Government hosted a public consultation from 18 January 2021 to 13 April 2021 on proposed changes to the Building Regulations and has now published a summary of responses received as well as their own response to the feedback received.

The FBS sets out energy and ventilation standards for non-domestic buildings, existing homes and includes proposals to mitigate against overheating in residential buildings.

This is the second part of a two-part consultation, following an initial consultation in 2019 on changes to Part L and Part F ventilation for new dwellings only, labelled the Future Homes Standard (FHS).

The Challenge

According to the paper, heating and powering buildings currently accounts for 40% of the UK's total energy usage. The challenges involved in improving the energy efficiency of our buildings and reducing carbon emissions are significant.

The Government claims the 2021 interim uplift to the Building Regulations will deliver an achievable 27% reduction in carbon emissions for new non-domestic buildings, and a 30% reduction in new build homes, compared to the 2013 standard. This is a significant moment for the sector and the journey to net zero.

The response notes that, not only can the installation of low carbon technology, such as solar panels and heat pumps, and using materials in a more energy efficient way help to keep in heat and subsequently cut emissions – lowering the

cost of energy bills for families and helping deliver the UK's climate change ambitions – it is also a requirement that all new residential buildings, including homes, care homes, student accommodation and children's homes, must also be designed to reduce overheating, making sure they are fit for the future and protect the most vulnerable people.

Interim Measures Proposed

The paper sets out several measures that will be implemented prior to the introduction of the FBS in 2025.

- An uplift in energy efficiency standards from 2021 will make sure that construction professionals and supply chains are working to higher specifications in readiness for the introduction of the FBS from 2025. The uplift will deliver high-quality non-domestic buildings which are expected to produce 27% less CO2 emissions compared to current standards.
- Three performance metrics will be employed: a new primary energy target, a CO2 emissions target and minimum standards for fabric and fixed building services.
- The government intends to simplify the guidance on ventilation in new and existing non-domestic buildings and introduce measures to mitigate the risk of transmission of infection via aerosols in new non-domestic buildings.
- They will introduce a new part of the Building Regulations to reduce overheating risk in new residential buildings includes houses, flats, residential care homes, student accommodation, and children's homes.
- The Government will set the Fabric Energy Efficiency Standard at the full fabric specification set out in the consultation, making sure there is a meaningful uplift to the fabric of new homes and greater CO2 savings.
- In terms of ventilation, requiring trickle vents when windows are replaced in homes and a new method for assessing ventilation when energy efficiency work is done to existing buildings to make sure any lost ventilation is replaced.

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Alongside setting out measures for the 2021 uplift to the Building Regulations, the Government has also set out plans for the implementation of both the Future Buildings Standard and Future Homes Standard from 2025. Prior to this there will be a full technical consultation on the both the FBS and FHS in 2023.

Implementation

There will be a 6-month period before the new interim regulations come into force on the 15th of June 2022, with transitional arrangements in place. This will mean that if

a building notice, initial notice, or full plans for building work are submitted to a LA before 15th June 2022, then provided the building work commences by 15th June 2023, work on that individual building is permitted to continue under the current standards.

If you wish to find out more about how these new regulations may affect you, or how DLP or BE1 Architects can assist, please get in touch at enquiries@be-1.co.uk or enquiries@dlpconsultants.co.uk.

Buildings Fit for the Future					
	2021	2022	2023	2024	2025
New Homes	Part L & F uplift FEES ¹ Overheating	Technical development of FHS proposals	FHS technical consultation		Future Homes Standard
Existing Homes	Part L & F uplift				
Existing Non-Domestic	Part L & F uplift				
New Non-domestic	Part L & F uplift	Technical development of FBS proposals	FBS technical consultation		Future Buildings Standard

Source: <https://www.gov.uk/government/consultations/the-future-buildings-standard>