

# Proposed Domestic Building Environmental Standards (Scotland) Bill

## Introduction

A proposal for a Bill to introduce new minimum environmental design standards for all new-build housing to meet the Passivhaus standard or a Scottish equivalent in order to improve energy efficiency and thermal performance.

The consultation runs from 4 May 2022 to 27 July 2022

All those wishing to respond to the consultation are strongly encouraged to enter their responses electronically through this survey. This makes collation of responses much simpler and quicker. However, the option also exists of sending in a separate response (in hard copy or by other electronic means such as e-mail), and details of how to do so are included in the member's consultation document.

Questions marked with an asterisk (\*) require an answer.

All responses must include a name and contact details. Names will only be published if you give us permission, and contact details are never published – but we may use them to contact you if there is a query about your response. If you do not include a name and/or contact details, we may have to disregard your response.

Please note that you must complete the survey in order for your response to be accepted. If you don't wish to complete the survey in a single session, you can choose "Save and Continue later" at any point. Whilst you have the option to skip particular questions, you must continue to the end of the survey and press "Submit" to have your response fully recorded.

Please ensure you have read the consultation document before responding to any of the questions that follow. In particular, you should read the information contained in the document about how your response will be handled. The consultation document is available here:

[Consultation Document](#)

[Privacy Notice](#)

I confirm that I have read and understood the Privacy Notice which explains how my personal data will be used.

## About you

Please choose whether you are responding as an individual or on behalf of an organisation.

Note: If you choose "individual" and consent to have the response published, it will appear under your own name. If you choose "on behalf of an organisation" and consent to have the response published, it will be published under the organisation's name.

an individual

Which of the following best describes you? (If you are a professional or academic, but not in a subject relevant to the consultation, please choose "Member of the public".)

Member of the public

Which of the following best describes you? (If you are a professional or academic, but not in a subject relevant to the consultation, please choose "Member of the public".)

**Optional: You may wish to explain briefly what expertise or experience you have that is relevant to the subject-matter of the consultation**

I am a home-owner of a drafty,cold tenement flat. I'm also an Architect with experience designing to Passivhaus Standard.

Please select the category which best describes your organisation

*No Response*

Please choose one of the following:

I would like this response to be published anonymously

Please provide your Full Name or the name of your organisation. (Only give the name of your organisation if you are submitting a response on its behalf).

(Note: the name will not be published if you have asked for the response to be anonymous or "not for publication". Otherwise this is the name that will be published with your response).

Please provide details of a way in which we can contact you if there are queries regarding your response. Email is preferred but you can also provide a postal address or phone number.

We will not publish these details.

**Aim and approach - Note: All answers to the questions in this section may be published (unless your response is "not for publication").**

Q1. Which of the following best expresses your view of the proposed Bill? Please note that this question is compulsory.

Fully supportive

**Please explain the reasons for your response.**

This bill is crucial to meeting Scotlands Net Zero Carbon ambitions as well as improving the quality and comfort of new-build properties across Scotland. All new-build domestic or commercial properties should be meeting this standard, but domestic would be a good start. The winters are only going to get colder with climate change, as well as increased fuel poverty - this bill would be a big step in addressing these issues. The Scottish people deserve to live in warm, comfortable affordable properties and deciding to not pass this bill would be a direct opposition to this. Scotland has the opportunity here to lead the way in sustainable construction standards!

Q2. Do you think legislation is required, or are there other ways in which the proposed Bill's aims could be achieved more effectively? Please explain the reasons for your response.

Yes the bill required. Working in the construction industry, change needs to happen in all layers, but fundamentally policies drive funding, and funding drives development. Without a Bill there isn't the enforcement required to make sure all properties meet these standards. Home owners don't have the support to expect it, designers and trades don't have the right to demand it.

Q3. Which of the following best expresses your view on setting the Passivhaus standard or a Scottish equivalent as the most appropriate new build housing standards to contribute to eradicating fuel poverty?

Fully supportive

**Please explain the reasons for your response.**

The only longterm solution to eradicate fuel poverty is by reducing or removing our fuel consumption. The way to reduce our fuel consumption (operational energy) is to build properties with higher standard fabric, improved form factor and orientation, with improved airtightness (to stop those scottish drafts!) and heat recovery. These are the principles of Passivhaus - this is what the bill is doing.

Q4. Which of the following best expresses your view on setting the Passivhaus standard or a Scottish equivalent as the most appropriate new build housing standards to contribute to a reduction in emissions?

Fully supportive

**Please explain the reasons for your response.**

The Passivhaus Standard is fundamentally a reduction in operational energy consumption, through improved fabric first design and utilisation of heat recovery. There is decades of evidence to prove that Passivhaus certification delivers on what it sets out to achieve. It tackles the performance gap we have in this country, and guarantees a reduction in energy consumption, consequently emissions and improved standard of comfort and quality within the buildings.

Q5. Which of the following best expresses your view of the process set out to ensure that the new standards are met in all new build housing? (see pages 14 to 16 in the consultation document)

Partially supportive

**Please explain the reasons for your response, including your views on how effective the process would be in removing the 'performance gap' and on how the proposed verification process might work in practice.**

Best case, passivhaus certification is achieved. The certification process ensures the quality of the construction and guarentees to remove the performance gap. However, I understand that in some cases this may not be possible or sensible. Therefore a rigorous alternative route is good, however I would need to see more information on this before passing judgement. The more the process can be linked to a external 'certifier' and funding streams the better.

Q6. What could be the market effects of the introduction of this proposal?

This could create a whole new sector of job opportunities and economic benefits for Scotland. Upskilling of the countries trades (from labours to architects) in key sustainable building principles is paramount for

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the future and this bill would provide government confidence and support to this process. New supply chain and circular economy enterprises could emerge as well as innovative products that align to the new standard. It's likely more people would want to purchase new homes, due to the improved standard, helping the housing market - especially in less central locations. The benefits would be across the board.

## Financial Implications

Q7. Any new law can have a financial impact which would affect individuals, businesses, the public sector, or others. What financial impact do you think this proposal could have if it became law?

some reduction in costs

**Please explain the reasons for your answer, including whom you would expect to feel the financial impact of the proposal, and if there are any ways you think the proposal could be delivered more cost-effectively.**

To begin with, some elements may be more expensive within the industry until the supply chain and trade skill caught up. But this would be temporary. Long term this will reduce costs for the individuals living in the properties, meaning people have more money to spend, helping the economy. It will require slightly more thought and consideration for developers and builders in proposing new build developments, which short term is more costly. However longer term, they will be producing projects of a higher value, socially, environmentally and economically. This Bill is about the future not the present.

## Equalities

Q8. Any new law can have an impact on different individuals in society, for example as a result of their age, disability, gender re-assignment, marriage and civil partnership status, pregnancy and maternity, race, religion or belief, sex or sexual orientation.

What impact could this proposal have on particular people if it became law? If you do not have a view skip to next question.

Please explain the reasons for your answer and if there are any ways you think the proposal could avoid negative impacts on particular people.

Improved thermal and air quality within housing is paramount for the comfort of all people. However reduced fuel costs would have a huge benefit to the elderly, those disabled or on reduced income. As our population is growing and ageing, this is becoming increasingly important. The improved air quality achieved by Passivhaus would also be hugely beneficial to all, but especially those living in city centres, those with asthma or other respiratory issues.

## Sustainability

Q9. Any new law can impact on work to protect and enhance the environment, achieve a sustainable economy, and create a strong, healthy, and just society for future generations.

Do you think the proposal could impact in any of these areas? If you do not have a view then skip to next question

Please explain the reasons for your answer, including what you think the impact of the proposal could be, and if there are any ways you think the proposal could avoid negative impacts?

*No Response*

## General

Q10. Do you have any other additional comments or suggestions on the proposed Bill (which have not already been covered in any of your responses to earlier questions)?

*No Response*