

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".)

Politician (MSP/MP/peer/MEP/Councillor)

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 have knowledge as I worked with a house builder Barratt Homes. I was also an Estates Manager with Peverel Property Management and have experience working with many developers over Scotland. Personally I have experienced full property renovation from start to finish stripping property back to basic, fully insulating and installing green energy efficient heating system, new windows, flooring etc and passing through the full building control to sign off. As a former office manager for a local M.P I have the knowledge of the issues with current housing supply and the non efficient energy causing issues with high bills and at this time adding to the cost of living crisis.

Please select the category which best describes your organisation

No Response

Please choose one of the following:

I am content for this response to be published and attributed to me or my organisation

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).

Cllr.Julie.MacDougall

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.

I believe it is a long term solution and it works towards our green energy plan, it will assist with the huge energy bills people are now facing. As long as the industry is supported and has the tools to carry out to the required standards and developers can work with the model which has clearly been tested and trialled

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

already. If we can learn from other Countries where this works then I can only see positives which is why I fully support this.

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.

As long as the process is set to a realistic and achievable standard then in order for everyone to be working to these same standards I believe it would be best to pass as legislation in the future. However, I would be interested to hear if there were other ways which it could work as effectively?

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.

I have mentioned this in my earlier answer. I can only see this new building standard as a way to contribute towards eradicating fuel poverty.

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.

It appears from the details provided in this report that it will also contribute towards reduction in emissions

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)

Fully 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.

I do not see any reason why the verifier could not be part Building Control Department this would seem to keep the process simple. The two stages highlighted in the report appear to ensure the performance is met to the standard set out. The verification process therefore is clearly set and can be followed without complication.

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

If there is a cooperative approach with construction industry, Government, skills agencies, trade unions by investing now and planning ahead with well developed achievable policy based on evidence this could longer term assist the market.

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 increase 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.

Initially it appears the developer may be hit with more outlay which then in turn would impact on the property sale costs. If the Government can support with the skills and training of the workforce and the building control process and with a cooperative approach I am sure there are ways on which the whole process can be streamlined and delivered cost effectively. Longer term is the aim and eventually costs will even out.

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.

The impact I see is financial and as stated in my answer as long as the process does not heavily financially impact on builder or customer it seems a fair proposal.

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?

I see it as a positive forward thinking proposal ticking a number of boxes in our green energy plan.

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