

# 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.

on behalf of an organisation

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".)

*No Response*

Please select the category which best describes your organisation

Representative organisation (trade union, professional association)

**Optional: You may wish to explain briefly what the organisation does, its experience and expertise in the subject-matter of the consultation, and how the view expressed in the response was arrived at (e.g. whether it is the view of particular office-holders or has been approved by the membership as a whole).**

Flat Glass Manufacturers' Association (FGMA)

Aims of The FGMA: To drive the positive improvement of the glass and glazing industry by engaging with key stakeholders and agencies To be the UK's recognised leading authority on all topics relating to the manufacture and use of flat glass To promote the benefits of flat glass in the built environment to all stakeholders

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).

Flat Glass Manufacturers' Association (FGMA)

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.**

The FGMA is FULLY SUPPORTIVE of the proposals set out in the Proposed Domestic Building Environmental Standards (Scotland) Bill. The need for urgent action to tackle climate change is unquestionable and the new house building industry in Scotland is able to provide a leadership role in delivering quality new housing that not only reduces carbon emissions but also tackles to increasingly urgent topic of fuel security and affordability.

The principles of Passivhaus are well understood and the necessary products exist in the supply-chain to deliver the solutions.

Given fair warning, Scottish based manufacturers and suppliers are well placed to deliver the solutions and

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

skills necessary to reliably deliver Passivhaus (or a Scottish standard equivalent to Passivhaus energy efficiency and thermal performance) new properties in volume.

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.

*No Response*

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?

*No Response*

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?

*No Response*

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.**

It would make sense for the necessary verifier and inspection skills to be developed and be situated within the Building Control Department. The logic to this is based on the principle that building performance standards must be increased and therefore that knowledge and expertise ought to be part of the BCD core competence.

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

*No Response*

## 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.**

Any increase in building performance standard is likely to have an impact on building costs at the point of delivery, but this needs to be considered against the longer-term benefits of lower energy costs for consumers, fuel security, and carbon emissions, all of which have enormous financial impact if we fail to act now.

The new house building industry across the whole of the UK typically builds homes to the minimum energy performance standard to comply with the regulations of the time. It is understandable that the minimum costs route for delivery is sought. By setting the benchmark at a higher level the construction industry will remain on a level playing field in terms of delivery, and the supply chain can optimise cost-effective solutions. As long as there is no ambiguity about the target then industry can innovate to deliver the necessary solutions.

## 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.

We can't think of any aspect of this proposal that would have a negative impact on equalities within Scottish society.

## 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?

The proposals set out in the Proposed Domestic Building Environmental Standards (Scotland) Bill should result in positive 'sustainability' benefits, both in terms of environmental and economic aspects.

From an economic perspective, given clear direction, then industry will be able to innovate and invest in order to deliver the solutions and skills necessary to deliver the plan. As other countries look to achieve similar levels of building performance this would provide an opportunity for Scottish industry to capitalise on a leading competitive position.

From an environmental perspective, the increasing use of Environmental Performance Declarations (EPDs) and Life Cycle Analysis (LCA) provide a foundation to measure and determine the optimum solution for the construction industry.

## 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)?

The principles of Passivhaus are well-understood and an internationally accepted approach to building superior performance dwellings. Given the challenges we face, in our view the adoption of these principles, or a version of them within a Scottish standard equivalent to Passivhaus energy efficiency and thermal performance, is an entirely appropriate direction to take.

Passivhaus is built on the principles of:

- Super insulation
- Stringent levels of airtightness
- Minimal thermal bridging
- Optimisation of passive solar gain
- Mechanical ventilation with heat recovery

High-performance glass and glazing solutions are a key contributor to these principles, especially in terms of providing super-insulation and the optimisation of passive solar gain. The FGMA (Flat Glass Manufacturers' Association) is open to providing further information and support in whatever way we can. Beyond new build housing, the greatest challenge that we face of course is how our existing housing stock can be improved in terms of energy efficiency and energy management. The FGMA is ready to work with you and will support in whatever way we can in order to achieve positive outcomes in this context.