

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)

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).

Gordon Pryde (Labour Councillor for Dunfermline North)

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.

If enacted a move to the Passivhaus standard for all new-build homes would be radical, ambitious, practical and forward thinking step. Such a standard will be a tremendous tool in the challenge to combat climate change and will also play a huge part in addressing the cost of living crisis. Passivhaus buildings are so well constructed, insulated and ventilated that they retain heat from the sun and the activities of their occupants. Their design features mean that a house built to a Passivhaus standard require little energy for both space heating or cooling

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.

I strongly agree that legislation, specifically by amending the Building Standards, is the best way that the proposed Bill's aims can be achieved in full.

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 am fully supportive of the case for adopting such a standard for supporting the alleviation of fuel poverty. I do realize that new builds contribute to a small percentage of the turnover of the housing stock, and that retrofitting existing homes is also an area where the Scottish Government needs to do far more to address the fuel poverty and the climate crisis than it has so far done.

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.

I support the adoption of revisions to the Building Standards requiring all new buildings to achieve the Passivhaus standard or an equivalent. I recognise that there are legislative and political barriers to adopting a compliance target and mechanism developed and controlled outwith Scotland, and that there are also alternative building techniques capable of achieving the same goal which may fall outwith the envelope of approaches covered by Passivhaus

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.

The implementation of Passivhaus as the standard should be seen as the expectation but there may be occasion to introduce some specific exemptions. This standard gives a holistic approach to house building which is perhaps an approach that is sadly lacking in a historical context. Environmental and local factors are all part of the Passivhaus standard.

Orientation of a house is part of the standard and it is a requirement that in order to meet the standard that a house built should be orientated to face within 30 degrees of south. Where proposed developments are large scale then this should be the expectation. However this may not be appropriate or desirable in smaller scale developments as historically our towns and cities have not been designed that all residential homes be built to an orientation that is within this 30 degrees of south.

Also local geographical features may preclude the requirement that this requirement for orientation is adhered to in all cases.

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

It is inevitable that the introduction of such a standard would increase the costs associated with build. I suspect that the market effects of an introduction of such a standard would lead to a rise in the market cost of new build. I feel unqualified as to estimate what that increase may be.

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.

Due to the increased design requirements it is to be anticipated that there will be an increase in build costs. Increasing energy inflation will though surely mean that even in monetary terms the payback period will be reduced.

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.

I cannot envisage how the implementation of such a standard would have a negative impact on the equality and equity of all those occupying such properties.

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?

A warm, dry and comfortable home is a basic human need. This proposal will help to ensure that all new build homes in Scotland are more affordable to heat and environmentally sustainable for present and future generations. At this current time, when many people are experiencing financial hardship due to a steep rise in the cost of living especially in relation to energy costs, these type of new build properties should be considered a necessity.

The Standard will improve energy efficiency (and thus lower CO2 emissions), lower fuel consumption and reduce fuel bills. This will be good for the environment and for those who live in these new and well-built homes.

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)?

This is by design a standard for new build housing. Much more support and consideration needs to be given to the retrofitting of existing properties.