

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

Third sector (charitable, campaigning, social enterprise, voluntary, non-profit)

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).

We are a registered social landlord operating in Dumfries and Galloway. We currently own 2,750 properties.

As a developing social landlord, our corporate plan covering 2019-2024, commitments to building 353 properties during this period.

Our commitment in the plan is to build these homes to a high energy efficiency standard or Passivhaus standard.

Since the launch of the corporate plan our Management Committee have agreed to only build to Passivhaus standard going forward.

At present we have 4 completed Passivhaus units, 23 under construction with another 110 to go on site this year.

Our views contained within this consultation are the views of Loreburn's Management Committee, supported by Loreburn's Executive Team.

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).

Loreburn Housing Association

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.

Loreburn fully supports the aims and approach.

Our commitment is to affordability in use of our properties for our tenants, not just the rent. We want to ensure to property is affordable to heat and provides a comfortable living standard.

We believe the only way we can achieve this through new build construction is to build to Passivhaus standard. The certified standard means that contractors must achieve certain aspects of the build ie air tightness, before we take possession of property. By guaranteeing these high-performance standards we can guarantee a low energy usage when the property is occupied. This in turn reduces energy bills for our customers.

An additional benefit is that the heat demand of the property is significantly reduced and coupled with a renewable heating system means a Passivhaus will be net zero ready once the grid has been decarbonised.

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.

Loreburn believe the legislation is required on this. Until legislation is put in place that certifies a certain standard, contractors (and other landlords) will build to existing building regulation standards. If the legislation was not possible, an alternative would be to adjust the Housing Association Grant rates for affordable housing to reward those social landlords who are building to the Passivhaus standard.

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.

A Passivhaus guarantees a low heat demand from an energy supply. As the property controls the heat via the mechanical ventilation system and recycles warm there is little demand for heat to be generated in the property.

With little heat demand it means the occupants of the property are not required to pay to heat their home.

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.

A Passivhaus guarantees a low heat demand from an energy supply.

With little heat demand it means that renewable heat systems, such as Air or Ground source heat pumps, can be utilised when required to heat the home. As a result of a lower heat demand these renewable heat systems become more affordable in terms of cost to run.

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.

Loreburn fully supports that all new build designs should be to Passivhaus standards.

In our views the individual verifying the properties performance once complete should sit outside of any of the other new build process to remain impartial and independent.

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

The market effects on this are initially there may be shortage of skilled construction works able to build to this standard. However, our experience so far is that construction confirms can adapt to develop to this standard if pushed down this route.

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?

a significant 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.

The proposal will have an impact on construction costs in additional material costs and contractor costs in learning these new design principles.

We have, however, answered that this will significantly reduce costs. We believe that the Health and Wellbeing benefits of living in a well ventilation and warm will have a substantial financial impact on cost savings for the NHS.

From the four Passivhaus homes we have built we have seen customers with asthma no longer require inhalers and another young child with really bad eczema have this completely cleared up.

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 would be ensuring with people with disabilities have support to help with managing the maintenance of a mechanical ventilation system.

The filters on this system do need cleaned every 2-3months and replaced every 6 months. This may prove challenging to people with disabilities in carrying this duty out. They therefore may see a dip in performance of their home.

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?

Yes.

With Passivhaus properties requiring little energy to heat the home it can be run from a renewable heat source. With this, once the grid is fully decarbonised, this will make a Passive home a net zero home.

It will require upskilling of certain trades on construction to deliver this but jobs will be available in this area on maintaining mechanical ventilation systems, as oppose to gas boilers.

We believe that the Health and Wellbeing benefits of living in a well ventilation and warm will have a substantial impact on people and promote a healthier way of living for our current and future residents.

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 other comments