

# 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 an environmental activist for over 20 years. I have an excellent understanding of passivehouse. I drive an electric car, I have solar panels and I have Tesla Powerwall. My next plan is retrofit the property to passivehouse standards. As well as fully understanding the climate crisis and I know real world solutions we need need to solve the climate problem and to mitigate its consequences. I am lucky, I can afford to do these things, most people in Scotland cannot. Consequently, I believe I am an ideal individual to contribute to this debate

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).

Stephen Morris

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.**

It is real action that is desperately needed now. We will inevitably have to retrofit all properties to solve this problem, so it makes no sense to just add more housing to be retrofitted in the future

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.

My belief is that legislation is essential or nothing will be done. However, I do believe there are many ways that developers can be incentivised to adopt this policy and even to the point where it does not cost them any money

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.**

It's the best way to solve fuel poverty problem and it also massively reduces Scotlands CO2 emissions whilst also bringing work to Scotland. Moreover Scotland could become a world leader in this field

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 is the easiest way we significantly can reduce 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.**

We have to be pragmatic. The approach is similar to that taken with Solar panel installations, which does not need inspection, and that works

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

With the jump in global gas prices and the fuel crisis, this has already put a big premium on houses that are energy efficient and have solar panels. Gas prices are not going to go down any time soon. I also believe it will have a very positive affect on inward investment in Scotland and migration to Scotland

## 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.**

Not directly part of this bill, but we should at schemes like the Dutch EnergySprogen scheme where retrofitting to passivehouse standards is spread over 20 years by the property owner or tennant in lieu of current energy bills. This would be an ideal investment opportunity for pension funds who could relatively low, but reliable long term returns. So if someone wants to buy a property that is passivehouse accredited, they could be asked to pay the cost in momthly installments over a period of ten or twenty years. Similalry for housing agencies and councils tenants could pay this. This would be less than current energy bills and they would not vary

## 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.

Its an idea that would float all boats

## 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?

Absolutely it would help the environment very significantly, it would help Scotland be a leading example of how a small country can become carbon negative. Great for everyones sense of wellbeing. Out future generaions will know we did the right thing

## 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)?

It is genuinely significant piece of legislation which solves very real problems right now. It should be pursued at all costs