CIBSE – Housing Standards Debate

How will the removal of the Code for Sustainable Homes affect the delivery of sustainable housing development?

Tom Dollard
@DollardTom

Pollard Thomas Edwards
@PTEarchitects
Throwing the code out?
Are homes more sustainable now compared to 2007?
What will happen with the removal of the code?
"The fire seems to be drawing well."
Top 10 issues to be addressed
(that are missed by HSR)

• Post construction performance – focusing on energy and comfort
• Indoor air quality (part F fit for purpose?)
• Daylight/sunlight (planning ok, but indoor daylight?)
• Sound – (could be part E improvement?)
• Thermal Comfort – (overheating)
• Aftercare/soft landings/warranties (RIBA stage 7? EnPC)
• Durability?
• Ecology?
• Materials – sustainably sourced, environmental impact, embodied energy?
• Construction – site impacts, waste management – other regs?

Consistent theme....
Performance

- Zero Carbon Hub performance gap study 2012 ongoing
- 21 sites around UK – analysing the gap in terms of SAP baseline.
- Detailed site inspections, technical review, interviews of whole project team, thermography and air-testing
- Gap was 15% - 50% worse than design (conservative figure)
- How can we tackle this?
- Simple regulations, incentives?
- QA – ZCH developers...
- Building control vs. code assessors?
Labelling

- Clearer labelling
- De-regulation can only work to improve situation if the replacement is clearer, more flexible, with a customer focussed performance based targets
- "A" or "B" rated EPC – what does it mean? Re-calibrate? Clearer?
- Code 5 vs. Passivhaus?
Simple regulation, better comfort, better performance = throw the radiators out!
Where would you like to live?

Tom Dollard
@DollardTom
Pollard Thomas Edwards

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