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# AGENDA

Themes: AM Near-Zero Homes;  
PM Fitness for Human Habitation

New and Existing Homes Delivery Group  
Friday 10<sup>th</sup> November 2017  
Coastal Housing Group  
220 High St, Swansea SA1 1NW

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AM session to focus on the [Welsh Assembly's near-zero carbon homes consultation](#)

PM session to focus on [Welsh Government's Renting Homes Act Fitness for Human Habitation consultation](#)

Coffee will be available from 09:45; the meeting will start at 10:00am.

**10:00**      **Welcome & Introductions**

*Chair - Nigel Sinnott, Property Services Director, Pembrokeshire Housing Association*

**10:05**      **Aim of the morning and policy update**

*Hugh Russell – Policy Officer, CHC*

**10:10**      **Agreeing a definition of 'Near Zero Homes'**

*Group Discussion*

**10:30**      **Key issues in achieving near zero in new stock**

*Rotating Break-Out Groups*

- **Skills and delivery at scale** – where are we in a position of strength? What are the current barriers to delivery at scale and what skills are we short of? What needs to change to enable delivery at scale?
- **Legislative tools** – What changes are needed to Building Regulations in Wales to accelerate progress towards 'near zero' energy standards and beyond? What works currently? What changes to the grant regime are needed?
- **Technology** – what are you using currently? What would you like to see more of? What technological barriers are you aware of, that might be inhibiting near-zero?
- **Behaviour/ Communities** – How can communities be planned and shaped to be more energy efficient? What behavioural issues need to be overcome? What success have you had in overcoming these issues?

*10 minutes on each issue, then rotate, to be followed by feedback on emerging themes*

**11:30**      **Achieving 'Near Zero' in Existing Stock and Monitoring**

*Presentation: Colin King – BRE*

**12:15**      **What changes are needed to ensure that existing housing stock is as energy efficient as it can be?**

*Group Discussion*

**12:45**      **Conclusion – Agree targets, in principle, for the sector**

**13:00**      **Lunch**



- 13:30**            **Introduction to the Renting Homes Wales: Fitness for Human Habitation Consultation**  
*Selina Moyo, Policy Officer - CHC*  
Context of the consultation and key issues for the sector to input on
- 13:45**            **Addressing the issues raised in the consultation:**  
*Group Discussion*
- Determination of whether a property is Fit for Human Habitation
  - Carbon Monoxide alarms
  - Smoke alarms
  - Electrical Safety Testing
  - Any unintended consequences
- 15:00**            **Summary**
- 15:15**            **AOB/ Future topics for the group**
- 15:20**            **Close**