



FUTURE HOMES SDG MEETING – 11th June 2019 - Notes

Workplan Workshop – Discussion

- Decarbonisation - existing vs new build – what are we trying to achieve, how do we limit impact on development rate? Impact on assets/maintenance/housing management
- Pre 1900 homes, how do you bring them up without causing more problems, how money will be
- Private builders, s106 standards – B Regs, etc – how to address, get them to build to same space standards. Attracting them to Wales, involving them in conversations
- Promote fabric first approach, Passivhaus
- Renewal technologies – more direction on renewables for retrofit, what works, funding opportunities etc
- Shared learning – IHP, M&E – in absence of WG capturing, can the sector collab? Does IHP work? What's next for IHP?
- Collab on supply chains to bring down costs - VfM
- SDG as a conduit for establishing consortia for grant/funding (like in England) – prospectus
- How do we dovetail our sector's procurement and approvals with partners' processes – how do we make partnerships work in practice
- Partnership models – JV, strategic partnerships, knowledge sharing, legal, risk allocation etc
- Land – diff ways to avoid unnecessary competition on sites, being pragmatic and communicative about it. Swansea hold a register of interest, LA encourages devs to work on it or deregister if not actively working on it – works well in Swansea but just 2 HAs, might be different if more HAs. To explore – involve WLGA
- Skills shortage – collab re funding for training apprenticeships - VfM. Long term – off gas, what happens to trade after 2025, support or grants to manage transition (dev and assets)
- Planning – training for members, should you appeal/go for costs, raising profile of aff housing and value it gives to communities. How to address member bias
- FGAct – tension between placemaking vs affordability and viability, futureproofing – tenure & type (blended communities), M4 decision (shows the Act has teeth?)
- Blended communities/mixed tenure vs sole social developments – reputation, ASB, stigma, maintenance/assets



Summary of key themes/priorities:

- Grant – transparency and fairness at grant allocation and potential revenues from renewables – who benefits. Certainty - prospectus
- Zero carbon development/OSM (DCfW) – impact on assets/maintenance/housing management
- Standards for retrofit of existing stock (esp decarb) - – impact on assets/maintenance/housing management
- Barriers to good quality and timely development – planning, highways, SuDS (POSW, RTPi), land prices (encourages high density, flats rather than houses)
- Mixed tenure/blended communities, standards – use planning, B Regs, statutory bodies
- Land – register of interest
- Collaboration & sharing – innovation, JV, partnerships. What does collab look like, how can it be promoted?

Part L Workshop

Update

- 1 meeting so far, 2 more over the summer
- Changes out for consultation in Oct
- Amended regs expected early 2020
- Insulation, glazing, heating, cooling
- Technical, design, compliance – how standards are implemented and measured
- Involves Part F – ventilation
- 5 yearly review – last version came out 2014, ongoing process, likely to be another review in a few years
- Can't leap straight to v ambitious targets if materials aren't there yet, needs to be in step with what is available and practical. Taking previous steps further, but balancing what's possible
- Session is to gather member views to steer representation of HAs through the TWG – changes, how far to take it, what should go further

Areas of concern

- Clarity (over issues such as fabric first and renewables)
- Realistic guidance on alternatives to gas
- Affordability of electric heating (data)
- Availability of airtightness testing data
- Renewables



- Impact of insulation and air tightness on interior air quality (VOCs)
- Costs/benefits
- The performance gap
- How the lifestyle of occupants affects a building
- Benefits of standards such as Passivhaus (data)
- Education of tenants & staff
- Maintenance implications
- Planning guidance, e.g. density v. orientation towards sun; aesthetics of buildings v. performance

Conclusions

Clarity

- Clear and consistent guidance regarding how to build and refurbish to low energy standards, supported by accurate cost/benefit data.

Education

- Clear and consistent communications regarding how moving to low energy buildings affects how building occupiers (eg should they open windows?).
- Guidance on training requirements for housing and maintenance officers regarding technologies such as Mechanical Ventilation with Heat Recovery (MVHR).

Unintended consequences

- Need to ensure that introducing further insulation and airtightness measures does not introduce other problems such as air quality, conditions for mould growth etc.

OSM/MMC Strategy

Presentation not available for wider circulation

Draft in early July – further engagement over the summer

Q&A –

- Pre-conceived view of beauty/'fabulousness'? SW HAs research due out imminently – gives evidence of best practice, needs to be shared and considered in the sector and by WG
- Security for lending – RSCS issuing guidance for lenders' valuers
- When will OSM be funded more through overall grant than IHP – a lot depends on DQR work (Campbell and Brian in WG) – what standard are we delivering for tenants, not just what manufacturers are producing currently. DQR outcome will inform manufacturers' designs, more secure in the compliance (but new DQR should be flexible enough for most manufacturers)



- Planning – not going to increase numbers of homes built unless planning system is addressed. Skills shortage for OSM units too. Manufacturers should train local people and provide installers
- Why is the strategy only focussed on social sector? – staged, will reach private housebuilders. Expect some privates to jump on board once they see benefits
- Legacy of pre-fabs, getting away from stigma – make them aspirational

Decarb

See presentation

Q&A:

- How can WG make the 30 year commitment? – have sat down with all parties, cross party support. Will look at legislation – like Germany – so can't be undone. Also looking at German model for interest free loans
- Importance of behaviours – all down to the person and how they use the home
- Reducing waste to landfill, LAs being measured on this – behaviour change over last 15 years with recycling, we've managed that

Hybrids

See presentation

Q&A:

- Radiators – existing rads are absolutely fine
- SAP impacts? – SAP may be revised by UK Gov to account for reduced carbon intensity and advances in technology etc