

DRAFT

THE HOME BUILDERS FEDERATION



HBF FUTURE PERFORMANCE OF NEW HOMES GROUP MEETING NOTES

**Monday 22nd January 2018
10.00am start**

HBF House, 27 Broadwall, London, SE1 9PL

PRESENT

Dale Saunders (Chair)	Taylor Wimpey	Marc Primaroh	Churchill Retirement
John Tebbit	Robust Details	Matthew Hurd	Energy & Design
Jonathan Moss	Redrow	Eleni Psaronpa-Rothwell	Crest Nicholson
Jon Bodington	AESSC		

IN ATTENDANCE

Ruth Scott	HBF
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APOLOGIES

Craig Ferrans	HBF	Danielle Michalska	Barratt
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1.00 Welcome, Introductions and apologies Action

1.01 DS welcomed the group and noted apologies listed above.

2.00 Notes on previous meeting

2.01 MP explained that recommendations from the conventions committee have to be approved by DCLG.

2.02 Item 10.2 – At the previous meeting it was discussed that some manufactures said they are moving to full electric cars by 2018/19, which raised the point of whether the UK has the correct infrastructure in place to cope with the upsurge in electric vehicles and car charging points. It also raised the question of ‘how this may be treated in SAP?’

MP explained it shouldn't have any effect on SAP. If developers provide a car charging point (that withdraws electricity from the dwelling) it has to be picked up in the EPC, because it will change the running cost of the dwelling.

- 2.03 Item 3.1 – Members have now received DCLGs response to the SAP consultation.
- 2.04 Item 3.2 - Members were concerned that SAP would just be released without notice in October with an implementation of April 2018 – this is not the case.

Functioning software in SAP 10, with means of people dropping in XML files, will be released Q3 of 2018.

- 2.05 Item 3.3 – Include in SAP consultation note.
- 2.06 Item – 4.3 **Recommendation 8: The industry should significantly increase skills training programmes.** Group agreed there isn't a lot taking place in schools at a practical level.
- 2.07 Item 4.4 - **Recommendation 9: A minimum standard should be set for compliance inspections.**

Christopher Gaze wrote a report for the NHBC, JT to obtain a copy and circulate to the group.

JT

CF to speak with SAB on getting the HBF Steering Group (Steven Stone APPG) to look into the quality mark.

CF

The HBF Quality Manual is still a work in progress.

- 2.08 Four areas of concern raised by the ZCH design vs as built report, Overheating, Ventilation, U-values and Thermal imaging.

Overheating: Eleni completed some prototypes with Sylvia – update due.

Ventilation: Debate around whether certain systems are suitable. When there's a review of ventilation the three key topics can be taken forward.

U-value assumptions: MH to get in touch with Alex and update the group at the next meeting.

Thermal imaging: CF is in discussion with Colin Pearson – BISRIA; they are looking to create a standard to develop competency in thermography of which has to be a good idea. The concern lies, where CP was suggesting that there should be a move to start analysing a number of dwellings on a development, similar to the air testing regime.

The cost of the test is £1k, with one hour on site and three hours to write the report. CP noted that he could prepare three tests in a day at a cost of £1,200 if there was repeat business.

CP also suggested that in a years' time and subject to further field work, the industry will get to a point which the actual psi value of a junction could be analysed on site to provide the as-built performance.

With both points, CF explained the position he would expect of the developer community. It would be interesting to know if anyone in the group has had any similar conversations and that we really need to keep a look out for what is being proposed by similar advocates of the technology. CF stated he fears this is also jumping on the back of the quality issues.

Those who are interested, BSRIA carry out a one day course on thermographic tests and what the report should and does tell you and how to interpret the data for £370.

Group still think that general guidance is needed on what you should expect from thermal imaging surveys.

Awareness also needs to be raised around what can and can't be identified by thermal imaging.

2.09 SAP SIG are due to meet in April, the minutes will be uploaded onto the SAP SIG website along with some background papers.

3.00 SAP Consultation updates – Group discussion

3.01 It was suggested that the HBF state within their consultation responses how many members contributed to the response.

3.02 Question 2 – Government response doesn't say if they're going to change what the heating patterns are.

3.02 Question 3 - Clarification is still required ref communal vs district networks and whether the default losses should apply to these smaller-scale networks.

3.03 Question 10 – Group have question on heated and unheated space.

3.04 Members agreed they would need to see BETA software to be able to see the impact of changes.

4.00 Thermal imaging

4.01 Thermal imaging may be used as an overarch in high level scope.

5.00 Committee on Climate Change/Clean Growth Strategy

5.01 CF thinks this document is giving industry some early heads up at to where the Government is taking us on de carbonising the grid. We need to have a view on the extensive use of heat pumps, electric vehicles and what that means from an infrastructure point (this is being picked up in the HBF

utilities group) will this start to feature in to SAP, the use of battery storage in homes (note electric vehicles batteries have to be recycled, hence they might start to feature in homes). This should pick up last agenda item 10.2.

CF would suggest that he could arrange for the Climate Change Committee to present to the group as they advise Government and will be responding the Clean Growth Strategy paper.

CF could also ask BEAMA to present on upcoming technologies, this may be of further interest to the group. Group to let CF know of the collective thoughts.

ALL

5.02 DS noted that within this report there seems to be a lot of focus on heat pumps.

5.03 **Improving People's Homes and Reducing Bills:** talks about funding, private rented homes; legislated so that from April 2018, landlords of the worst performing properties will need to improve those properties to a minimum of EPC Band E before they can be let, lowering bills for some of the most vulnerable private tenants while ensuring costs of improvements are reasonable and affordable. DS asked whether this is a realistic target for private landlords?

Point 11 refers to 'working with the industry to develop a 'quality mark' to drive up standards.'

Point 15: Beyond the RHI, our ambition is to phase out the installation of high carbon fossil fuel heating in new and existing off gas grid residential buildings (which are mostly in rural areas) during the 2020s, starting with new homes as these lend themselves more readily to other forms of low carbon heating. In line with broader Government priorities on delivering clean air, we are considering a range of policy options to support this, and are investing £10 million in an innovation challenge fund to support low carbon heating systems. We will involve consumers and industry in developing our new policy so that it is straightforward for people to get new technologies installed. The Government will also explore the use of the £200 million package of Growth Programme and Countryside Productivity offers to support renewable energy projects in rural areas.

Does this mean heat pumps will be pushed significantly from 2020?

HBF to received comments from the HBF District Heating Group re heat network.

5.04 The call for evidence encourages energy improvements in new homes.

5.05 Climate Change Committee are pushing forward zero net energy.

6.00 RDL SAP Update – John Tebbit

6.01 JT noted that the SAP industry forum will be up & running later this year.

6.02 SAP new build work shop is taking place 1st February.

6.03 Need HBF feedback on: Product Characteristics Data Base, SAP appendix Q and SAP 11 (industry to write what is needed in SAP 11) **HBF**

7.00 Any Other Business

7.01 Group agreed on Jamie Bursnell – Persimmon joining the group.

8.00 Next Meeting Date

8.01

- Wednesday 2nd May 2018