



THERMAL PERFORMANCE FUTURE HOMES & FUTURE BUILDING STANDARD

A Future Homes Standard and Future Building standard have been road-mapped to be introduced in 2025. Where the “roadmap to future homes” below is taken from 2019 consultation.

In this roadmap the “interim uplift” for Part L was initially scheduled to be implemented in 2020 was delayed and came into force on 15 June 2022. The “Future Homes Standard” will apply to New Domestic and the addition of “Future Building Standards” was added in 2021 will apply to New Commercial.

From a CAB/GGF presentation - the next stage consultation is scheduled

for Spring 2023 and the initial modelling was scheduled was due to be completed in February 2023. This is not currently published but we should know more details in when this consultation is published. It was initially speculated that the “Notional U value” may be 0.8 but it was discussed by GGF that 0.86 may have been used in some of the initial modelling. We do not have details of

the values and the limiting values and the updates to SAP and SBEM will still be used as a compliance calculation methodology for offsetting to limiting values.

The Future Homes/Building Standards applies only to New Build and DLUHC/GGF have both confirmed that no further changes are being considered to work on existing buildings.

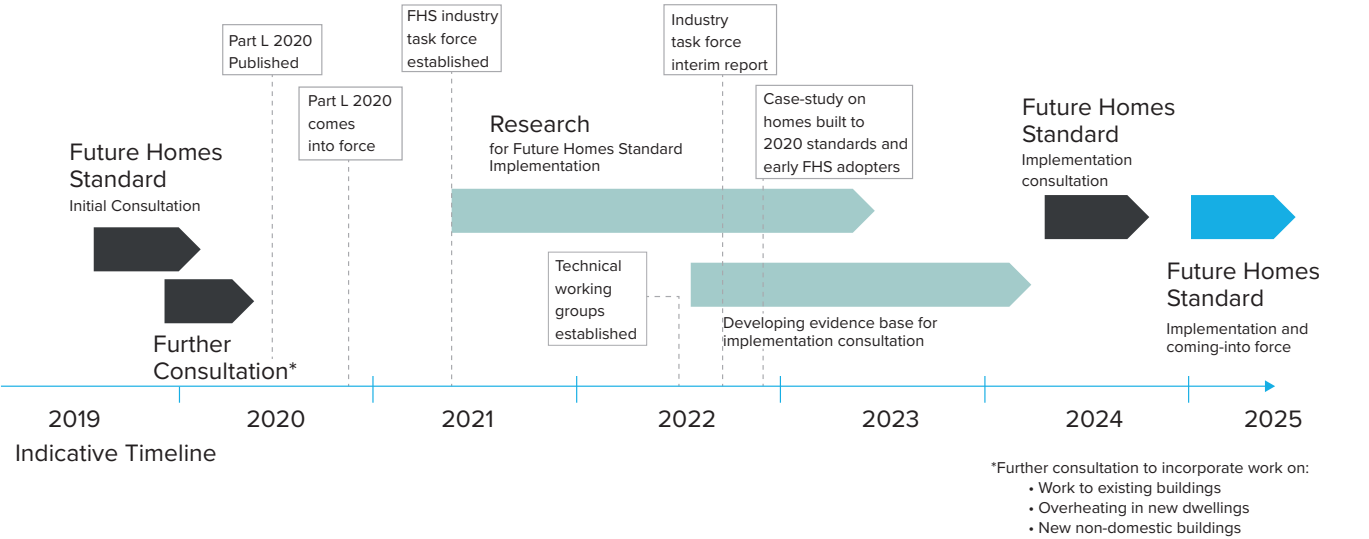
REGULATION UPDATE

- ◆ Future Home Standard
- ◆ Future Building Standard
- ◆ PAS 24:2022

Roadmap

FUTURE HOMES STANDARD

Figure 2.1: Roadmap to the Future Homes Standard



2019 Consultation

Figure 2.1 above is a roadmap taken from the Future Homes Standard consultation in 2019. In the roadmap the Part L uplift was initially scheduled to come into force 2020. The Part L uplift was delayed and published in late 2021 and came into force July 2022. Along with this delay the case studies on home built to the uplift and early adopters to FHS have not been published.

2021 Consultation

Figure 1.1 below is from the 2021 consulation. The title changed to the Future Building Standard introducing changes for new commercial alongside new domestic. This also clarified that Existing Homes and Existing Commercial which were part of the Document L uplift in 2021/2022 will not form part of the Future Homes/Building Standard. In this consultation the ‘ambition is for the Future Buildings Standard to be implemented in 2025, but [government] recognise that there may be different timelines for implementation that may be more suitable for different building types with different heat and hot water demand characteristics’

	Building Fit for the Future				
	2021	2022	2023	2024	2025
New Homes	Part L & F uplift FEES Overheating				Future Homes Standards
Existing Homes	Part L & F uplift				
Existing Non-domestic	Part L & F uplift				
New Non-domestic	Part L & F uplift				Future Buildings Standards

FUTURE BUILDING STANDARD



So What is Next

- ◆ Consultation for Doc L is Due
- ◆ DLUHC have gathered information from industry including the GGF Doc L working group
- ◆ DLUHC suggested the $0.80\text{W/m}^2\text{K}$ would be the end target for new domestic buildings, this was prior to the modelling taking pace.
- ◆ The Modelling was due to be completed end of February 2023 and we are awaiting and update
- ◆ DLUHC have confirmed that no changes are being considered to existing buildings either domestic or non domestic in nature

For technical support or for more information on the updates to the Building Regulations please contact [Smart Technical Support](mailto:support@smartsystems.co.uk) on 01934 876 100 or email support@smartsystems.co.uk

✦ *This update to building regulations is paving the way for the Future Homes standard and Building Standard which will aim for all future buildings to be new zero ready.*

PAS24 UPDATED

The changes in 2022 include a clarification of the testing method and changes to toolset Group B which now includes A.2.3.7 additional interchangeable screwdriver bits including hex heads. In addition there is also a new section on door assembly integrity test which includes an attempt to defeat the lock through any gaps say around a cylinder.

Routing a tight gap for a cylinder will assist on this new integrity test. Refer to 'NOTE 2 The security of the door leaf-lock combination can be enhanced by the lock and cylinder apertures being formed in such a way that there are no unnecessary voids within the door leaf or excessive clearance around the cylinder (if installed).'

Document Q still references the older standard and SBD have a Transition process on-going with SBD member companies, where applicable, to meet this requirement by September 2024. Document Q currently only applies to New Domestic. It is thought that Document Q may be extended to the replacement markets potentially introducing a P1A requirement for laminate glass across all accessible windows and doors.



This update to the British Standard PAS24 improves the security of our buildings.

PAS24: 2022 Document

The update introduces the following changes:

- clarification of test methods;
- introduction of widely available tools in Tool Group B; and
- updating of references to proprietary standards.

New Clauses in PAS24 2022

A.2.3.7 one interchangeable bit screwdriver, of length (200±20) mm long overall with PH1 to PH3, PZ1 to PZ3, T5 to T30, H2 to H6, hexagon heads range 4 mm to 10 mm and slotted 3.5 mm to 6.5mm bits. This Screwdriver is only to be used for removal of exposed fixings.

A.3.4 Part 3: Door assembly integrity test

Part 3 of the test consists of three activities. Where applicable, each activity shall be conducted as detailed in i), ii), and iii). The total test time shall consist of attack time and rest time. During the attack time, the activities described in i), ii), and iii) shall be performed. Changing the attachments detailed in A.2.4.3 and A.2.4.4 shall form part of the rest time. Time taken to consider the vulnerability of the assembly during the test shall also form part of the rest time.

The total attack time shall not exceed 3 min. The total rest time shall not exceed 7 min.

Activities are as follows (where necessary)

- attempt to remove, dislodge or otherwise gain access to the lock mechanism by attacking any item protecting the lock mechanism;
- attempt to defeat the lock and expose mechanisms within the lock case;
- if access to the internal workings of the hardware, cylinder or locks is gained, then attempt to defeat the lock and gain entry by operating any accessible mechanism.

NOTE 1 The purpose of this test is to assess the ability of the doorset to protect the lock hardware from attack.

NOTE 2 The security of the door leaf-lock combination can be enhanced by the lock and cylinder apertures being formed in such a way that there are no unnecessary voids within the door leaf or excessive clearance around the cylinder (if installed).

NOTE 3 TS 007-1:2014+A2:2018 [2] 2-star handle or escutcheons have been proven to provide additional support and protection to the lock area of the door leaf.