

BETTER VENTILATION, BETTER HOMES, BETTER HEALTH: POLICY SOLUTIONS

STEP 1: Set higher ventilation standards for new builds to protect health and wellbeing

- New build homes should have continuous full supply and extract systems with heat recovery to deliver high standards of indoor air quality (IAQ) and ensure energy efficient operation
- Mandatory air quality monitoring installations to ensure in-use ventilation performance is measured and occupants are alerted when levels drop below the minimum standard to ensure performance is achieved in practice
- Consider additional ventilation requirements under Part F of the Building Regulations for the management of airborne virus transmission

STEP 2: Ensure energy efficiency retrofits are matched by ventilation measures to protect health and wellbeing

- Enshrine the principle of 'Ventilate when you Insulate' into all retrofit strategies and policies to prevent IAQ deteriorating
- The Government should set targets for all existing homes to reach EPC rating C AND have a Part F compliant ventilation system
- An assessment of current levels of ventilation and how this could be improved should be included as part of an EPC package
- Include funding for ventilation in all financial incentives for energy efficiency
- Compulsory assessments on ventilation provision alongside the installation of energy efficiency measures, as required under the Building Regulations and set out in PAS 2035, need to be understood and enforced more widely

STEP 3: Drive ventilation compliance standards

- Provide clarity that systems must be installed and/or commissioned by a registered Competent Person, or signed off by Building Control
- Fully implement requirements in the new Building Regulations for completed ventilation commissioning sheets to be provided to occupants and included in the standardised compliance sheet under Building Regulations
- Make ventilation compliance sheets a compulsory requirement of surveys for property sales
- Implement enforcement mechanisms to ensure compliance with PAS 2035

STEP 4: Treat poor IAQ and ventilation as a public health emergency and, in addition to public education campaigns on the risks and solutions, make sure it is enshrined in all relevant policy areas, including:

- Net Zero strategy
- Building Safety Bill
- Energy Company Obligation
- COVID-19 Policies/Support Packages
- Any other policies related to the indoor environment

