



Ministry of Housing,
Communities &
Local Government

To:

The Chief Executive

Unitary, Metropolitan, District and London Borough Councils in England
County and County Borough Councils in Wales

The Town Clerk, City of London

The Clerk, Council of the Isles of Scilly

The Sub Treasurer, Inner Temple

The Under Treasurer, Middle Temple

The Head of Building Control

Unitary Metropolitan, District and London Borough Councils in England
County and County Borough Councils in Wales

City of London

Council of the Isles of Scilly

Approved Inspectors

cc: The Chief Executive:

County Councils in England

National Park Authorities in England & Wales

The Local Government Association

14 January 2019

Dear Sir or Madam,

NEARLY ZERO ENERGY BUILDINGS REQUIREMENTS FOR NEW PUBLIC BUILDINGS

The purpose of this letter is to clarify the implementation of the requirements for nearly zero energy buildings for new public buildings, with respect to Regulation 25B of the Building Regulations 2010.

Regulation 25B was introduced into the Building Regulations in 2012 to transpose the requirement in the EU Energy Performance of Buildings Directive requirements for new buildings to be nearly zero energy buildings. This letter sets out guidance for new buildings occupied by public authorities, which were required to be nearly zero energy buildings from 1 January 2019.

Following the existing Building Regulations guidance and relevant Government procurement policies would be an adequate way to demonstrate compliance with the nearly zero energy buildings requirement.

Scope of this Circular Letter

The guidance in this Circular Letter applies to buildings and building work in England.

Regulation 25B

Regulation 25B states: 'Where a building is erected, it must be a nearly zero-energy building'

For new buildings occupied by public authorities, the coming-into-force date for Regulation 25B is 1 January 2019.

For all other buildings, the coming-into-force date for Regulation 25B is 31 December 2020.

Compliance with Regulation 25B

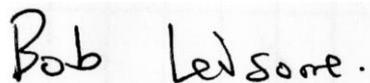
The minimum level of compliance with this requirement may be achieved by meeting the Target Emission Rate required under Regulation 26. Those carrying out the work should also undertake an analysis of the technical, environmental and economic feasibility of using high efficiency alternative systems, which include decentralised energy supply systems based on energy from renewable sources and take this into account as required by Regulation 25A.

Where an assessment has been undertaken using BREEAM or an equivalent methodology, a demonstration that energy credits have been achieved can be used as further evidence that Regulation 25B has been met.

Enquiries

Telephone enquiries on this Circular Letter should be addressed to Technical Policy Division on 0303 444 0000 and all e-mail enquiries to enquiries.br@communities.gov.uk.

Yours faithfully

A handwritten signature in black ink that reads "Bob Ledsome." The signature is written in a cursive, slightly informal style.

R J Ledsome

Deputy Director

Technical Policy Division
Building Safety Portfolio