



# 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:  
Combined Authorities  
County Councils in England  
National Park Authorities in England  
&  
Wales

The Chief Fire Officer: Fire and Rescue  
Authorities in England & Wales

5 April 2018

Dear Sir or Madam

## **New Editions of Approved Document L1B and the Domestic Services Compliance Guide**

I am writing to inform you of the publication of new editions of Approved Document L1B and of the Domestic Building Services Compliance Guide and the changes from the previous editions.

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## ***Scope of this Circular Letter***

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

## ***Publications***

The new editions of the Approved Document and Compliance guide are available on the GOV.UK website at: <https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l>

Housing, Communities and Local Government Circular 01/2018 which formally announces the publication of the new editions and their formal approval, and sets out the transitional provisions applying, is available on the GOV.UK website at: <https://www.gov.uk/government/collections/building-regulations-circulars>

## ***Coming into force date***

The new editions come into force on 6 April 2018, subject to the transitional provisions.

## ***Summary of the changes in the new editions***

For gas-fired boilers installed in existing dwellings, either as a new installation or as a replacement to an existing boiler, the following changes have been made:

for all gas-fired boilers:

- a. The ErP<sup>1</sup> seasonal efficiency of the boiler should be a minimum of 92% and not significantly less than the efficiency of the appliance being replaced.
- b. Time and temperature control should be installed for the heating system.

additionally, for gas-fired combination-boilers:

- c. At least **one** of the following energy efficiency measures should be installed. The measure(s) chosen should be appropriate to the system in which they are installed:
  - i. *Flue gas heat recovery*
  - ii. *Weather compensation*
  - iii. *Load compensation*
  - iv. *Smart thermostat with automation and optimisation*

For oil-fired boilers, in addition to the current standards, time and temperature control should be installed for the heating system.

## ***Role of building control bodies***

Almost all new and replacement boilers in existing dwellings will be installed by installers registered with Gas Safe Register or a Building Regulations competent

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<sup>1</sup> The Ecodesign of Energy Related Products Directive 2009/125/EC  
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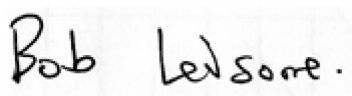
person scheme. This is work that does not require a building notice or initial notice given or full plans to be deposited. The compliance of the work with the requirements of the Building Regulations 2010 will be self-certificated under regulation 20 of the Building Regulations.

As such, in most cases there will not be building control body involvement. However, local authorities remain the enforcement body in respect of such work under section 91(2) of the Building Act 1984. If it is found, perhaps in response to a complaint, that the work does not comply local authorities will need to consider whether the use of the enforcement powers in sections 35 and 36 of the Building Act would be appropriate.

### ***Enquiries***

Any enquiries about this Circular Letter should be addressed to:  
[enquiries.br@communities.gsi.gov.uk](mailto:enquiries.br@communities.gsi.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  
Building Regulations and Energy Performance Division