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Navigating the Future Homes Standard: Part F for Existing Dwellings (Ventilation)

A Quick Guide for:
Architects | Surveyors | Specifiers

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On 27 June 2019, the UK became the first major economy in the world to set its net zero greenhouse gas emissions target in law.

To achieve this by 2050, updates to Part L and F of the building regulations come into force as of 15 June 2022.

Naturally the pace of change and ongoing debate around this has caused much disruption among the construction sector. Particularly concerning are tightening background ventilation requirements under Part F, with the Government making trickle vents mandatory for many replacement frames. In response, REHAU has developed this simple fact sheet as a reliable aid.

Targets You Need to Know – Introduction 15th June 2022

Future-proof your designs with high-performance uPVC accessories

Windows replacing existing frames with trickle vents should comply with the following conditions:

- Not be smaller than the trickle vents on the original window
- Be controllable either automatically or by the occupant

For windows replacing existing frames without trickle vents, if technically feasible it is advisable that system 1. Trickle ventilation is introduced this can be shown by including trickle vents on replacement windows equivalent to:

Room	Minimum Equivalent Air Area (EQA)
Habitable room	8,000mm ²
Kitchen	8,000mm ²
Bathroom (with or without a toilet)	4,000mm ²
Habitable rooms with continuous mechanical extract ventilation (excluding wet rooms)	4,000mm ²

If adopting minimum equivalent areas is not technically feasible, vents provided should be as close to the minimum value as possible.

Timeline of Changes

- 15 June 2022 – Initial updated Part L & F Regulations come into force
- Spring 2023 – Technical consultation on the proposed specification of the Future Homes Standard
- 2024 – Part L Homes Standard Regulations Completed – Target Value 0.8 W/m²k
- 2025 – Part L Future Homes Standard Regulations come into force

- New homes built from 2022 will produce 31% less carbon emissions
- New homes built from 2025 will produce 75-80% less carbon emissions

Future-proof your designs with high-performance uPVC accessories

With growing pressure on developers to select products capable of increasing requirements for ventilation, windows are now being looked to for those marginal gains. Of the various materials available, polymer has risen in popularity as the specifier's choice in recent years due to the pace of innovation and compatibility with ventilation-minded frame accessories.

REHAU profiles have been developed to be compatible with Glazpart trickle vents, featuring an innovative 'link' to reduce draughts and direct air away from building occupants. Frames can therefore be specified to meet updated, mandatory Part F requirements on new projects and installations, ensuring good air quality through adequate means of ventilation.

Additional considerations must also be kept in mind when installing background ventilators:

- Trickle vents should be at least 1,700mm above floor level to reduce cold draughts
- Trickle vents should be included in all rooms with external walls
- Trickle vents included in properties with more than one exposed façade should be similar, to allow cross-ventilation
- Trickle vents should be at least 500mm away from fans in rooms where the latter are present

Need more information?

REHAU's commercial technical team is ready to answer any design questions you may have, as well as supporting your specification process. Why not book a *free CPD to ensure your specification team are compliant and understand the new compliance requirements for windows and doors. T&C's apply.



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