



# ***FOREST OF DEAN BUILDING CONTROL NEWSLETTER***



**August 2009 ISSUE 14**

*Welcome to the August edition of the Forest of Dean District Council Building Control newsletter.*

*If you have picked up this newsletter in our office or have seen a copy of a colleague's, and you are interested in a regular copy then we can add your details to our mailing list. Please send your details to [building.control@fdean.gov.uk](mailto:building.control@fdean.gov.uk) Otherwise please visit [www.fdean.gov.uk](http://www.fdean.gov.uk) and follow the links to Building Control where our newsletter can be found online.*

## **Seminar updates**

*This month we had a seminar organised by Tony Gwynne on The Code for Sustainable Homes, which was hosted by Stroma. Tony sent the invitations out for this seminar so was organised in a slightly different way. However it was good to see some regulars. If you would like more information on the Code then please do not hesitate to contact Tony. Sandwiches were provided by The Baguette Shop Coleford and were excellent. CPD was given out on the day however if you did not receive your CPD please contact the office.*

*The next Seminar should be by Intelligent Energy Solutions Ltd. And will be held in August or September. I will confirm the date in a flyer to everyone on the mailing list. They cover Solar Thermal Heat Pumps both ground and air source, Photovoltaic and water harvesting (wind turbines are in the pipeline). They have achieved BRE compliance status and, therefore, have a Micro generation Certificate (MC) enabling customers to receive substantial government grants. The process of achieving the MC means those consumers can be reassured that both micro generation products and installers meet robust quality and performance criteria. This MC scheme, of course, underpins the government Low Carbon Buildings Programme. Their website is [www.intelligentenergysolutions.com](http://www.intelligentenergysolutions.com) perhaps you may like to take a look.*

## ***The Code For Sustainable Homes an overview.***

*For those of you that were not available or were not on Tony's contact list for the above seminar, here is a quick overview regarding the code. If you wish to attend a seminar on this subject or require more information we should be able to accommodate you in the future.*

*The code has been developed to enable a step change in sustainable building practice for new homes. It has been prepared by the Government in conjunction with the Building Research Establishment (BRE) and the Construction Industry Research and Information Association (CIRIA). Consultation has also been carried out with Senior Steering Group consisting of Government, Industry and NGO representatives.*

*The Code is intending to be a single National Standard to guide Industry in the design and construction of sustainable homes. It is a way of improving developments, insulation values, greater innovation and achievement in creating a sustainable home building.*

*The Code will compliment the Energy Performance Certificates already in use. The Energy Performance of Buildings Directive (EPBD) will require that all new homes (and other homes when sold) have an EPC providing key information about energy efficiency and carbon performance of the home. The Codes energy assessment will be in the same form and therefore should avoid duplication.*

*At the moment apart from social housing the Code is voluntary but homebuilders are encouraged to follow code principles set out in the guide, bas these codes in the future will become mandatory.*

*Information obtained and further information available from [www.communities.gov.uk](http://www.communities.gov.uk)*

## ***CPD***

*I have in my possession a number of CPD certificates. If you think you are owed a certificate from one of our seminars then please email me [simon.drake@fdean.gov.uk](mailto:simon.drake@fdean.gov.uk)*

## ***Future Seminars include:***

*Part L compliance by Southern Energy Services.*

*Air Tightness Testing by Chiltern Dynamics.*

*Klober Principles of the breathing roof.*

## **Radon. (Revised July 09)**

*Apologies to everyone but we have yet another Radon Map the new map showing the area in the Forest of Dean district that will require Radon protection and is attached to the end of the newsletter. This has come about due to the numbers of Radon tests being carried out in our District and the information being submitted to the BRE. At the present time it is only necessary to install minimum Radon Protection, which consists of taping all joints and sealing the cavity with a Cavity tray, and this will remain the same for extensions, but from now on all new houses will be required to install Full Radon Protection, this depending on the floor construction will need to include a sump.*

*If the customer wishes to do a Radon Test, this can be carried out pre-build, and could show that only basic radon protection is required; this being the minimum standard throughout the Forest of Dean.*

*Please note full Radon Protection will only be applicable to new build houses. Further information can be found on the BRE website, however if you wish to discuss any matters regarding Radon then please do not hesitate to contact the Surveyor for your area.*

## **Office Alterations.**

*You may have already visited the council offices in the last couple of weeks and noticed that we are having a few alterations to the main reception. That said if you are visiting us in Building Control, or any other department for that matter, then you will be directed to the new reception which is situated in the old building; the entrance being opposite Tesco's.*

*If you find it easier then please ring to make an appointment, rather than just turning up, as we will need time to come over and collect you; or arrange an interview room for our use.*

***Just for fun.***

*Have you a funny picture or story that you would like to share with us?*

*Please send your pictures to [simon.drake@fdean.gov.uk](mailto:simon.drake@fdean.gov.uk)*

*You may or may not be aware that there are some changes going on to the council office reception area. The contractors are now in full swing on the demolition of the existing partitions that was once offices and the old reception. I have taken a picture to give you an idea of the extent of the works that is being carried out. The picture is a bit dark but it does give you an idea of the work involved.*

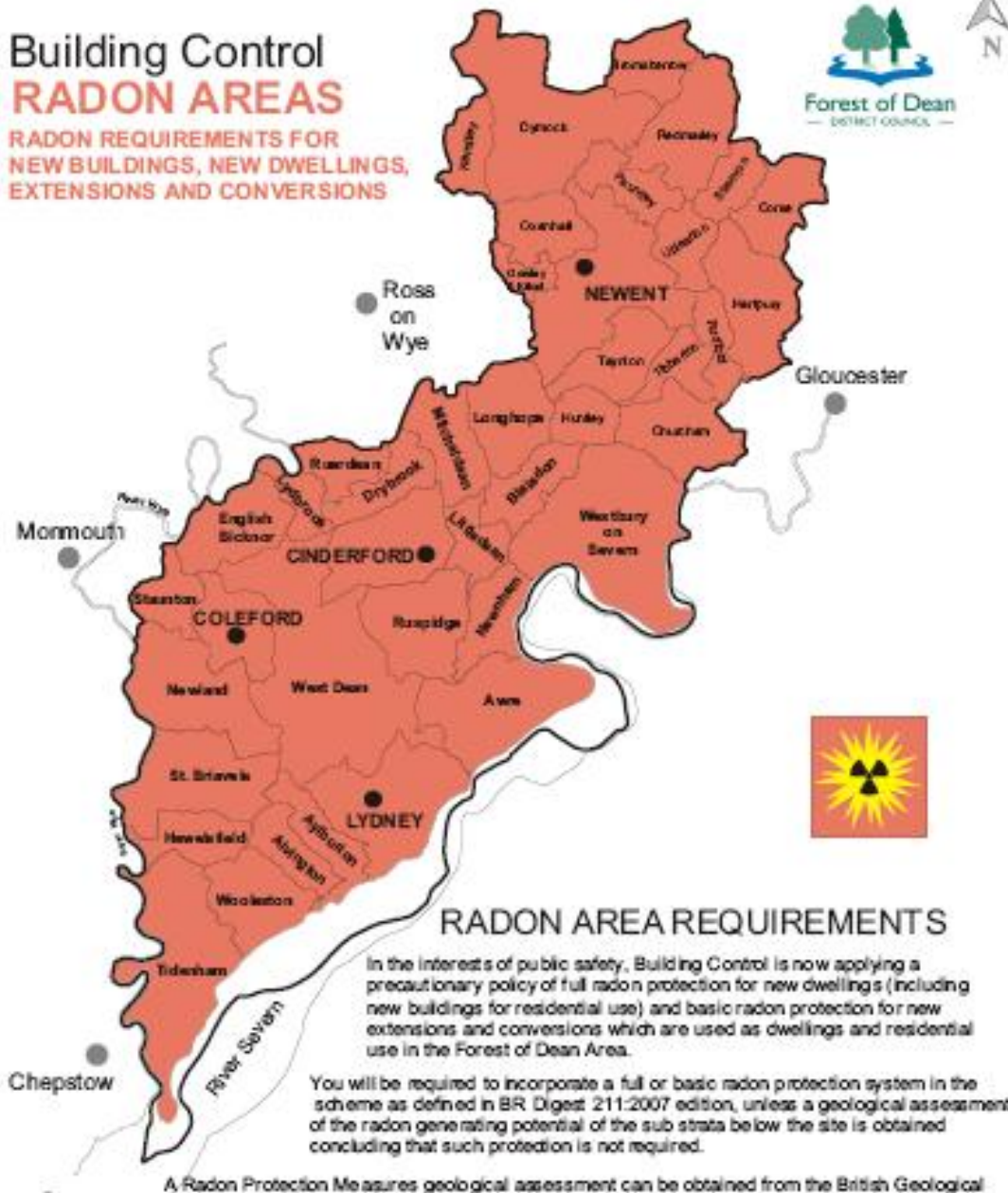




***If you have any building regulation related questions please let us know.***

# Building Control RADON AREAS

RADON REQUIREMENTS FOR  
NEW BUILDINGS, NEW DWELLINGS,  
EXTENSIONS AND CONVERSIONS



## RADON AREA REQUIREMENTS

In the interests of public safety, Building Control is now applying a precautionary policy of full radon protection for new dwellings (including new buildings for residential use) and basic radon protection for new extensions and conversions which are used as dwellings and residential use in the Forest of Dean Area.

You will be required to incorporate a full or basic radon protection system in the scheme as defined in BR Digest 211:2007 edition, unless a geological assessment of the radon generating potential of the sub strata below the site is obtained concluding that such protection is not required.

A Radon Protection Measures geological assessment can be obtained from the British Geological Survey, Keyworth, Nottingham, NG12 5GG Telephone 0115 936 3143, or e-mail [enquiry@bgs.ac.uk](mailto:enquiry@bgs.ac.uk)

For homes with a full postal address including a post code then you can obtain a Radon Risk Report (£3.00 +vat) online from [www.ukradon.com](http://www.ukradon.com).

A range of practical and cost effective solutions have been developed by the Building Research Establishment to help reduce radon levels and to prevent radon entry into the building. These details can be obtained from their web site: <http://www.bre.co.uk/radon/protect.html> & details are also available on the Councils web site at: [www.fdean.gov.uk](http://www.fdean.gov.uk)



If you need any further help or advice please see our web site at [www.fdean.gov.uk](http://www.fdean.gov.uk) or contact Building Control on 01594 812352. If you want to speak to the Health Protection Agency about radon please phone the radon hotline: 01235 831600.

Revised July 2009

