

Myth Buster

With the revised Part L of the building regulations in 2022 and the impending Future Homes Standard, there has been a lot of professional misinterpretation which has subsequently been passed down the chain and misinterpreted again.

I personally think listening to 'Big Ron' down the pub also has something to do with it, writes Sam Davies, FENSA's technical manager who exposes and corrects the myths and untruths floating around the industry.

'Compliance' with Approved Document L

We are confident that most products are compliant with Document L when installed but the only way to demonstrate that compliance is through the correct, official documentation. There are two routes to demonstrating compliance – U-value simulation reports or Energy Ratings. Whichever, it is imperative that the customer has this information to prove compliance and to know how their windows/doors perform in the overall EPC rating of their home.

I bet that Big Ron at the Carpenters Arms doesn't know that without specific details of the performance of new windows and doors installed, the default rating given by an EPC calculator for double glazing is 2.0 W/m².K. Quite a difference when we know the windows/doors must meet at least 1.4 W/m².K!

Signed disclaimers

We are still seeing instances of 'signed disclaimers'. These are



There has been an enormous amount of misinformation regarding the regulations that affect windows and door installations. Some of it has been spread within industry circles...and some of it whilst down at the pub. Sam Davies, FENSA's technical manager, exposes and corrects some of the myths and untruths.

simply not valid or acceptable in any shape or form. In fact, the Department for Levelling Up, Housing and Communities (DLUHC) made it very clear that: 'A disclaimer signed by the homeowner stating that they do not wish to have background ventilators or that they will be installed in future is not a suitable way of complying with the regulations'.

Indemnity policies

Replacement windows and doors are a 'controlled fitting' that must be notified to the local authority, either directly or via a Competent Persons Scheme. Work that is unregistered is seen as unauthorised work and can land the homeowner and installer in trouble and at risk of prosecution.

Many believe that you can bypass registration with an indemnity policy. This is not the case. In fact, an indemnity policy will simply cover the property purchaser from the costs associated with legal action due to building regulation non-compliance. Local Authority Building Control says: 'The purchase of an insurance indemnity policy may cover the issue for one sale but it doesn't

remove the problem with the property'.

The next time the property is sold, the same situation exists – but the homeowner will have their legal fees covered to sue the installer for non-compliance.

In short, indemnity policies are seen as short-term fixes to get house sales over the line but the cover they provide does not protect the installer.

As public knowledge increases, more and more are wising up to the red flags that an indemnity policy raises rather than believing that the problems they cover will be resolved by the policy. It is always better to correct a problem rather than attempting to cloak it with an insurance policy.

Ask FENSA

These are just a few examples of how myths can land installers in deep trouble. So, the next time that Big Ron offers a few words in your shell-like, maybe check with us at FENSA to make sure you get professional, up to the minute technical advice that you can depend upon. [i](#)

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