

Edge Debate No. 21 Is the Stick a Big Enough Carrot?

*6 for 6.15 pm to 8.00 pm, Monday 13 September 2004
in the Council Room, Royal Institution of Chartered Surveyors,
Great George Street, Parliament Square, London*

BACKGROUND

Buildings account for nearly half the UK's annual carbon dioxide emissions. While there is demonstrably major scope for reductions, many cost-effective technical and management measures still remain unimplemented.

Significant effort is going into enhancing the regulatory framework. In July the Office of the Deputy Prime Minister issued a consultation document on its proposed revisions to the Building Regulations for 2005 and for the implementation of the EU Energy Performance of Buildings Directive (EPBD) in England and Wales. The consultation period ends on 22 October 2004.

THE DEBATE

The debate will focus on the proposals building energy labelling included in response to the EPBD, and on their impact on non-domestic buildings, public and commercial. Labelling is to be included:

- As part of the Building Regulations process for building works.
- When buildings are sold or let.
- For public display in existing buildings, starting with public buildings.

Will labelling unlock market mechanisms capable of delivering savings in CO2 emissions well beyond any statutory minimum requirements? Can it bring about changes in attitudes and behaviour, or will it be market-distorting red tape? Can we make a system both effective and streamlined? Do we have the skills and support to implement it efficiently & effectively?

The public sector has already begun to set challenging energy performance targets: will these deliver? It will also need to display energy labels on buildings which the public visits frequently: why not all its buildings?

How will the private sector respond? Will it begin to display labels voluntarily to mirror the public buildings requirement? Will the regulatory framework - combined with the forces of the market - spur the sector into further action; or will other "carrots" be required?

CHAIR

Ian Coull - Slough Estates and Chair of the Sustainability Forum

SHORT INTRODUCTIONS BY

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