Llywodraeth Cymru
Welsh Government

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Welsh Government

# Consultation – summary of responses and Government response

# Building Regulations changes to Part O – Overheating

Date: November 2026

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## Overview

Summary of responses received and the Government response to questions 44 to 47 in relation to the proposals for changes to Part O (overheating) of the Building Regulations 2010 (“the Building Regulations”) to capture certain building work on existing dwellings deemed to be at a high risk of summertime overheating. These proposals were part of the consultation on the Building Regulations Part L 2025 Review which took place from 26 August 2025 to 17 November 2025.

## Action Required

This document is for information only.

## Further information and related documents

Large print, Braille and alternative language versions of this document are available on request.

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## Additional copies

This summary of response and copies of all the consultation documentation are published in electronic form only and can be accessed on the Welsh Government’s website.

Link to the consultation documentation: Building Regulations Part L: 2025 review | GOV.WALES

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# 1. Introduction

1.1 This report provides a summary of the responses to questions 44 to 47 which included proposals for changes to Part O (overheating) to capture certain high risk building work on existing dwellings. These proposals were within chapter 3 of the consultation "Building Regulations Part L 2025 Review Changes to Part L (conservation of fuel and power), Part O (overheating) and Part F (ventilation) of the Building Regulations for dwellings and non-domestic buildings" (opened on 26 August 2025 and closed on 17 November 2025).

1.2 The views reported in this summary are those expressed by the respondents to the consultation and do not necessarily reflect those of the Welsh Government.

**Building Regulations**

1.3 Building Regulations control certain types of building work, principally the erection and extension of buildings and provision or extension of certain services or fittings, chiefly to ensure that buildings meet certain standards of health, safety, welfare, convenience and sustainability.

1.4 Compliance with the Building Regulations is the responsibility of the person carrying out the work and the building control system helps to ensure that the required level of performance has been met. The role of a building control body, either the local authority or a private sector Approved Inspector, is to act as an independent third-party check to help achieve compliance. As an alternative to third-party checking by building control, some types of work may be self-certified as being compliant by installers who are registered as a member of a competent person self-certification scheme and have been assessed as competent to do so.

1.5 Building Regulations greatly influence how our buildings are constructed and used. As such, they help to deliver significant benefits to society. Regulation can also impose costs on both businesses and individuals. The "functional" nature of the Building Regulations, by having regulation setting out the broad requirements rather than prescribing how it must be achieved, seeks to allow flexibility and ensure innovation is not hindered. Guidance in the Approved Documents that accompany the Building Regulations then sets out some of the ways that these requirements can be met although it does not have to be followed if the required level of performance to satisfy the Building Regulations can be shown to be achieved in a different way. This approach provides clarity for building control bodies and industry alike.

**Consultation Response Overview**

1.6 The consultation generated 88 responses, and we are grateful to all those who responded. All the consultation responses have been read and considered as part of this analysis. A standard response form was provided for ease of use.

1.7 Respondents who completed the consultation response form were asked to assign their organisation to one of fifteen types identified on the form (including a self-designated 'unspecified' option). The table below shows the number of responses received from each sector.

1.8 For many of the questions, the respondents had the option to state that they were "unsure" whether they agreed with the proposal or not. For some of the questions, a large proportion of the respondents stated that they were unsure. Reviewing the feedback provided by these respondents, many of the respondents either did not have the specialist expertise to respond to that question or have a particular view. We have included feedback from these respondents only where they identified a specific reason for their uncertainty related to the proposal.

1.9 In a few cases it was considered that comments provided were more suitable for another question. These comments were transferred across.

| **Sector** | **Responses** | **%** |
|---|---|---|
| Architect | 9 | 10% |
| Builder / Developer | 3 | 3% |
| Building Occupier/ Resident | 1 | 1% |
| Construction professional | 5 | 6% |
| Designer / Engineer /Surveyor | 7 | 8% |
| Energy Assessor | 2 | 2% |
| Energy sector | 1 | 1% |
| Local Authority | 8 | 9% |
| Manufacturer/supply chain | 15 | 17% |
| Other interested party (please specify) | 28 | 32% |
| Property Manager / Housing Association / Landlord | 3 | 3% |
| Registered Building Control Approver | 1 | 1% |
| Small/medium builder | 1 | 1% |
| Unspecified | 3 | 3% |
| Volume house builder | 1 | 1% |
| **TOTAL** | **88** | **100%** |

# 2. Consultation responses – summary and Government response (Questions 44 to 47)

2.1 Chapter 3 of the consultation contained our proposals for changes to the application of the Building Regulations to existing dwellings. This included proposals to extend Part O of the Building Regulations to capture certain building work on existing dwellings deemed to be at a high risk of summertime overheating.

2.2 Our proposals focused on two scenarios which are considered to be of greatest risk of overheating:

• Scenario 1: Replacement of window(s) in highly glazed flats.

Existing high glazed flats have a relatively high risk of overheating from solar gains. The intention is to reduce the risk of overheating by managing solar gains when any windows are replaced.

• Scenario 2: Loft conversion to habitable rooms with new window(s) / rooflight(s) / dormer window(s).

This was considered to be a relatively high overheating risk where there was significant glazing and significant solar gains.

**Summary of responses:**

**Question 44: Do you agree with the proposal to extend Part O of the Building Regulations to capture works on existing dwellings?**

| Question 44: Do you agree with the proposal to extend Part O of the Building Regulations to capture works on existing dwellings? | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | All who responded | Architect | Builder/Developer | Building Occupier/Resident | Construction professional | Designer/Engineer/Surveyor | Energy Assessor | Energy sector | Local Authority | Manufacturer/supply chain | Other interested party (please specify) | Property Manager/Housing Association/Landlord | Registered Building Control Approver | Small/medium builder | Unspecified | Volume house builder |
| **Total** | **49** | **3** | **2** | **0** | **1** | **4** | **1** | **1** | **8** | **9** | **17** | **3** | **0** | **0** | **0** | **0** |
| a. Yes | 63% | 33% | 0% | 0% | 100% | 100% | 100% | 0% | 100% | 56% | 59% | 33% | 0% | 0% | 0% | 0% |
| b. No | 8% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 12% | 67% | 0% | 0% | 0% | 0% |
| c. Unsure | 29% | 67% | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 44% | 29% | 0% | 0% | 0% | 0% | 0% |

2.3 Of the 49 respondents to this question, the majority (63%) agreed with the proposal. In comparison, 8% disagreed with the proposal and 29% were unsure.

**Feedback from those supporting the proposal**

2.4 Those that supported the proposal commented that Part O should be extended to capture works on existing buildings as retrofit measures can impact on the risk of overheating e.g. affect the amount of glazing and solar gains.

**They also provided some recommendations.**

- **Widen the scope further**: Several respondents provided suggestions to widen the scope further. Two proposed that it could include material changes of use as a homeowner would expect the same level of overheating risk mitigation as for a new dwelling and it avoids additional retrofit work later. One suggested the scope could be extended to all refurbishment work in which the glazed area is increased unless mitigation measures, such as solar control glass, are deployed. They also considered that the scope could be extended to educational buildings and hotels as they have much in common with residential buildings and can suffer from overheating.
- **Provide clear guidance:** One respondent requested clear, practical guidance for window replacements and glazed loft conversions to avoid unnecessary product constraints while managing overheating risk.
- **Integrate with the Home Energy Model**: One respondent recommended that the Part O assessment should be integrated into the Home Energy Model. Hence, the energy demand, ventilation, solar gain and overheating are considered together.

**Reasons for opposing the proposal**

- **Widen the scope further:** One respondent suggested that the scope should cover any works where there is significant alteration to a dwelling's thermal performance, such as fabric improvements.
- **Greater focus on insulation:** One respondent suggested that there should be a greater emphasis on the use of adequate and properly installed insulation as a supporting role to ventilation to control overheating.
- **Costly and complex:** One respondent had concerns that retrofitting overheating measures to existing dwellings could be costly and complex.
- **Leads to unintended consequences:** One respondent was concerned that the proposal may result in a move from extensions to unheated conservatories to avoid much of the regulation. This could result in these spaces being used with 'plug-in' heaters by occupants.

**Additional points raised by those who stated "unsure"**

- **Simplicity:** One respondent requested that the process should be kept simple.
- **Integrate with other Building Regulations:** One respondent highlighted that Part O should align with Part K, Part Q and Part L of the Building Regulations. Ensuring large, openable windows for ventilation should also meet guarding and security standards. This could require complex and more expensive hardware solutions, which potentially impact on the cost-effectiveness and design simplicity of aluminium systems.

**Additional comment**

- **Clarify calculation of free area:** One respondent was concerned with how the guidance in the current version of Approved Document O is being applied generally. This relates to the Simplified Method, particularly heat removal requirements as outlined in Table 1.2. It is suggested that many users are unclear how to calculate the free area of hinged or pivot windows. Approved Document O in England provides suitable guidance in its Appendix D.

**Government response to question 44**

2.5 We have carefully considered the views expressed. The strong majority (63%) in favour of the proposal demonstrates clear support for addressing overheating risks when certain building work is carried out in existing dwellings, while also highlighting the importance of ensuring requirements are proportionate, clearly defined and supported by practical guidance.

2.6 In light of this, we intend to proceed with the introduction of new requirements to mitigate overheating in existing dwellings where relevant works are carried out. In doing so, we will consider the suggestions raised by respondents, including the provision of clearer guidance on the calculation of window free area. In relation to the comment raised regarding Part O aligning with Part K, Q and L, Building Regulations already require compliance across all relevant Parts simultaneously. Large, openable windows for ventilation must also meet safety, security and energy requirements. Approved Document O currently provides guidance (section 0) to help designers manage these interactions and ensure compliance; however, it remains the responsibility of those designing or undertaking building work to achieve compliance with all the regulatory requirements.

2.7 In response to feedback suggesting a greater emphasis on insulation, the Government recognises the role of building fabric in supporting thermal comfort. In Wales, this is addressed through Approved Document L: Volume 1 (dwellings), which requires consequential improvements to energy performance when certain works are carried out on existing dwellings, where feasible.

2.8 It was suggested that the Part O assessment should be integrated into the new national calculation methodology for assessing the energy performance of dwellings, the Home Energy Model (HEM). The new HEM is being developed to replace the Standard Assessment Procedure (SAP) and will be used to demonstrate compliance with Part L of the Building Regulations. The HEM engine is owned by the UK Government and there are no current plans for its use to be expanded to calculating overheating risk in dwellings.

2.9 For this consultation, we have not proposed to apply Part O to other types of building work to existing dwellings. Instead, the focus is on a targeted set of building work where there is the greatest potential for overheating risk to be introduced or exacerbated. Consideration to expanding the requirement to other types of work would form part of any future review, noting the growing evidence base and recommendations from the Climate Change Committee (CCC)[1], highlighting overheating as an increasing risk, particularly in refurbishments and conversions.

2.10 The proposed extension of Part O is a proportionate first step, requiring overheating risks to be considered where certain building work may increase the risk, such as changes to glazing or layout. It sets a minimum standard, however, the draft Approved Document O also included text to encourage designers to assess overheating risks for other works and provides examples of useful guidance on mitigation. We will continue to review evidence and may consider expansion of scope in the future.

**Question 45: Do you agree with the proposal to introduce additional commentary in Approved Document O: overheating on new extensions to existing dwellings where there is a relatively high percentage of glazing in the extension?**

| **Question 45: Do you agree with the proposal to introduce additional commentary in Approved Document O: overheating on new extensions to existing dwellings where there is a relatively high percentage of glazing in the extension?** | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | All who responded | Architect | Builder/Developer | Building Occupier/Resident | Construction professional | Designer/Engineer/Surveyor | Energy Assessor | Energy sector | Local Authority | Manufacturer/supply chain | Other interested party (please specify) | Property Manager/Housing Association/Landlord | Registered Building Control Approver | Small/medium builder | Unspecified | Volume house builder |
| **Total** | **46** | **3** | **2** | **0** | **1** | **4** | **1** | **1** | **8** | **8** | **15** | **3** | **0** | **0** | **0** | **0** |
| a. Yes | 65% | 33% | 50% | 0% | 100% | 100% | 100% | 0% | 88% | 50% | 53% | 100% | 0% | 0% | 0% | 0% |
| b. No | 11% | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 13% | 0% | 20% | 0% | 0% | 0% | 0% | 0% |
| c. Unsure | 24% | 67% | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 50% | 27% | 0% | 0% | 0% | 0% | 0% |

[1] Climate Change Committee recommendations to Government, adapting to climate change Adapting to climate change - Progress in Wales - Climate Change Committee

2.11 Of the 46 respondents to this question, the majority (65%) agreed with the proposal. In comparison, 11% disagreed with the proposal and 24% were unsure.

**Reasons for supporting the proposal**

2.12 Those that supported the proposal generally agreed with the importance of additional commentary to safeguard against overheating for highly glazed extensions.

**Reasons for opposing the proposal**

- **Mandate overheating assessment to all extensions:** Two respondents highlighted that extensions are frequently highly glazed. This could significantly increase the risk of overheating in these dwellings. To mitigate this risk, it should be mandatory to carry out an overheating assessment rather than introduce commentary only. One of the respondents proposed that the need for mitigation measures should be set in terms of the ratio of glazing to floor area e.g. 15% as per flats.
- **Mixing statutory guidance with additional commentary:** One respondent supported the intent of the proposed change. However, they consider that the proposed note located below Paragraph 2.1 of the draft Approved Document, could result in confusion. Some undertaking 'other building work' may interpret the note as only needing them to consider the industry guidance listed. Others may take the view that they need to comply with the industry guidance. Mixing statutory guidance with additional (not statutory) commentary can create confusion.
- **Need for passive strategies:** One respondent requested that this approach should allow passive strategies to mitigate overheating risk.
- **Limit the assessment:** A respondent suggested that the overheating assessment and measures should be limited to the extension of the building. It is more challenging to address the remainder of the building.

**Government response to question 45**

2.13 The strong level of support (65%) for this proposal indicates recognition that for a new extension with a relatively high percentage of glazing to an existing dwelling, there may be some risk of overheating in both the extension and the existing dwelling. In light of this we intend to proceed with the provision of additional commentary within Approved Document O to help address these risks.

2.14 In response to the comments regarding the allowance of passive strategies and the suggestion of the overheating assessment being limited to the extension only, and not the existing building, the additional commentary in Approved Document O for highly glazed extensions is intended to direct designers to sources of additional information, it is not part of the technical guidance itself, and therefore the commentary does not limit or require any

specific strategies or assessments. We will consider if this can be made clearer in the final approved document (please see paragraph 2.16 below).

2.15 Some of the feedback suggested it should be mandatory to carry out an overheating assessment rather than the proposal to introduce additional commentary only (not statutory guidance), noting that extensions are frequently highly glazed. The Government response to question 44 above, explains our focus at this stage is on a targeted set of building work that is deemed to result in a higher risk of summertime overheating, the proposed requirement is intended to be a proportionate first step for existing buildings.

2.16 One respondent who supported the proposal noted that the mix of statutory guidance with additional commentary may result in confusion. Section 0 of each of the Approved Documents provides information for readers on how to use the guidance, informing readers that '*Additional commentary in italic text appears after some numbered paragraphs. This commentary is intended to assist understanding of the immediately preceding paragraph or sub-paragraph, or to direct readers to sources of additional information, but is not part of the technical guidance itself.'* However, we appreciate the feedback and will consider whether we can make this clearer in the final Approved Document O.

**Question 46: Do you agree with the proposal to introduce new guidance in Approved Document O: overheating on replacement of window(s) in highly glazed flats?**

| **Question 46: Do you agree with the proposal to introduce new guidance in Approved Document O: overheating on replacement of window(s) in highly glazed flats?** | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | All who responded | Architect | Builder/Developer | Building Occupier/Resident | Construction professional | Designer/Engineer/Surveyor | Energy Assessor | Energy sector | Local Authority | Manufacturer/supply chain | Other interested party (please specify) | Property Manager/Housing Association/Landlord | Registered Building Control Approver | Small/medium builder | Unspecified | Volume house builder |
| **Total** | **45** | **3** | **2** | **0** | **1** | **4** | **1** | **1** | **8** | **7** | **15** | **3** | **0** | **0** | **0** | **0** |
| a. Yes | 76% | 33% | 50% | 0% | 100% | 100% | 100% | 0% | 100% | 57% | 73% | 100% | 0% | 0% | 0% | 0% |
| b. No | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| c. Unsure | 22% | 67% | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 43% | 27% | 0% | 0% | 0% | 0% | 0% |

2.17 Of the 45 respondents to this question, the majority (76%) agreed with the proposal. In comparison, only 2% disagreed with the proposal and 22% were unsure.

**Feedback from those supporting the proposal**

2.18 Of those respondents that agreed with the proposal, several respondents provided additional suggestions.

- **Competent person schemes (CPS) role:** One respondent suggested that there needs to be clear guidance that where controllable building work is undertaken beyond works within the scope of a self-certification scheme, the CPS operative has a duty to notify the client that further work is required by others. This will be important where Option 2.3b (alternative solar control measures) is chosen. The installation of solar shading devices may be outside the scope of the self-certification scheme for the operative who has been commissioned to replace the windows. Therefore, the self-certification scheme operative would have to advise the client that additional works are needed by third parties to install solar control measures. Moreover, it may not be appropriate for the self-certification scheme operative to issue their certificate until the solar control measures have been suitably installed, as it is only at this point the project complies with regulation 4 and 7 of the Building Regulations.
- **Need for planning approval:** The same respondent noted that whether Option 2.3a or Option 2.3b are opted for, planning approval may be needed on blocks of flats.
- **Need for flexibility:** One respondent recommended flexibility on g-value, active shading and occupant expectations.
- **Need for clarification**: Another respondent proposed additional guidance should clarify that the 15% glazing in relation to the floor area applies to the applicable room and not to the overall flat floor area.

No additional points were made by those opposing or unsure of the proposal.

**Government response to question 46**

2.19 The strong level of support (76%) for this proposal indicates that respondents agree with solar control measures for highly glazed flats. Subsequently, we intend to proceed with the introduction of new guidance in Approved Document O to reduce the risk of overheating when replacing window(s) and doors in highly glazed flats.

2.20 From the responses received, one respondent suggested that further guidance is necessary where the work being undertaken, particularly in relation to alternative solar control measures, falls outside the scope of a Self-Certification Scheme (SCS). Whilst we recognise that alternative solar control measures may be required when replacing windows and doors in highly glazed flats, we envisage that such alternative measures will be relatively low in number. Evidence on retaining a maximum g-value of 0.40 indicates that

this value can be achieved at a relatively low additional cost and through multiple glazing solutions currently available on the market. On this basis, officials consider that new guidance within Approved Document O is not necessary, however, we will update the reference to BR364 (*Solar Shading of Buildings, Second Edition*) below the relevant paragraphs and explore the possibility of updating the SCS Mandatory Technical Competencies (MTCs) to help explain compliance routes.

2.21 The g-value of 0.40 is a maximum target considered by officials to provide appropriate mitigation for summertime overheating. Any flexibility or increase in this value is likely to reduce the effectiveness of the mitigation measures, particularly if those measures are dependent on the occupant(s) of the flats.

2.22 Other responses acknowledge that planning permission maybe required to replace windows in a block of highly glazed flats. Officials acknowledge that planning permission may be required, but this is dependent on the building and level of work proposed, which is a matter that falls outside the scope of this consultation and Approved Document O. Planning permission, as well as any other legislative requirements, would need to be considered by the designer/developer or homeowner on a case by case basis.

2.23 Officials can clarify that solar control measures in highly glazed flats are necessary where the glazed area exceeds >15% of the total floor area. This percentage does not apply to individual rooms, but the flat(s) as a whole, to reflect that overheating risk has been assessed at dwelling level and not on a room-by-room basis.

**Question 47: Do you agree with the proposal to introduce new guidance in Approved Document O: overheating on loft conversions to habitable rooms with new window(s) / rooflight(s) / dormer window(s)?**

| Question 47: Do you agree with the proposal to introduce new guidance in Approved Document O: overheating on loft conversions to habitable rooms with new window(s) / rooflight(s) / dormer window(s)? | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | All who responded | Architect | Builder/Developer | Building Occupier/Resident | Construction professional | Designer/Engineer/Surveyor | Energy Assessor | Energy sector | Local Authority | Manufacturer/supply chain | Other interested party (please specify) | Property Manager/Housing Association/Landlord | Registered Building Control Approver | Small/medium builder | Unspecified | Volume house builder |
| **Total** | **47** | **3** | **2** | **0** | **1** | **4** | **1** | **1** | **8** | **9** | **15** | **3** | **0** | **0** | **0** | **0** |
| a. Yes | 77% | 33% | 50% | 0% | 100% | 100% | 100% | 0% | 100% | 67% | 73% | 100% | 0% | 0% | 0% | 0% |
| b. No | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| c. Unsure | 21% | 67% | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 33% | 27% | 0% | 0% | 0% | 0% | 0% |

2.24 Of the 45 respondents to this question, the majority (77%) agreed with the proposal. In comparison, only 2% disagreed with the proposal and 21% were unsure.

**Reasons for supporting the proposal**

2.25 Reasons provided for supporting the proposal aligned with those set out in the consultation document.

**Reasons for opposing the proposal**

- **Scope of requirement:** It should be limited to the loft conversion. It is more challenging to deliver for the remainder of the property.

**Additional comments**

- **Rooflights:** One respondent highlighted that rooflights need to be added to Part O (and Part F) as a means of providing purge ventilation, not just windows.

**Government response to question 47**

2.26 The strong level of support (77%) for this proposal indicates that respondents agree with solar control measures where there is a relatively high percentage (>15%) of glazed area in a loft conversion to a habitable room(s). Subsequently, we intend to proceed with the introduction of new guidance in Approved Document O to reduce the risk of overheating in a habitable room(s) formed by a loft conversion.

2.27 In response to comments opposing this proposal, the scope of the requirement was fully explained in both the consultation document and consultation version of Approved Document O. In this Approved Document, officials included additional commentary (in italic text) after paragraph 2.8 to make clear that *'the guidance in paragraphs 2.6 to 2.8 is applicable only for the habitable room(s) being created by the loft conversion, and not for the whole dwelling.'* The new guidance in Approved Document O is therefore limited to the loft conversion only and not building work elsewhere in the remainder of the property.

2.28 Other concerns identified a requirement to include reference to 'rooflights' in Part O and Part F as a means of providing purge ventilation. Both the consultation document and consultation version of Approved Document O already referenced 'rooflights' (alongside windows) as a means of reducing the risk of overheating in highly glazed loft conversions, however, we will look to amend the draft guidance to be clear that openable rooflights can contribute to free area required for heat release.

# 3. Feedback on the impact assessment

3.1 Chapter 7 of the consultation considered the consultation stage impact assessment. Building Regulations greatly influence how our buildings are constructed and used. As such, they help to deliver significant benefits to society. Regulation can also impose costs on both businesses and individuals. We published an Impact Assessment with the consultation which considered the costs and benefits of the proposed changes to the Building Regulations.

3.2 No specific feedback was received in response to Questions 65 and 66 of the consultation regarding the proposal to expand the application of Part O of the Building Regulations to certain building work on existing buildings. The consultation responses that addressed costs and impacts were primarily focused on the proposed Part L 2026 standard, which is due to come into force on 4 March 2027. As a result, there was no evidence provided by respondents on the likely costs and benefits associated with the proposed changes to Part O. We will carefully review and assess the costs and benefits set out in the consultation stage impact assessment, taking into account any additional available evidence, to inform the development of the final impact assessment.

# 4. Next steps

4.1 Approved Document O (overheating) will be finalised and regulations drafted in line with the Government responses to each question above. The timing of the amendments will be dependent on the prioritisation of the legislative programme, however, we currently estimate the amendment regulations will be laid and the final Approved Document (statutory guidance) will be published in 2027, coming into effect six months after publication.