



# Trickle Vents

## The Consumer Guide

### 2022



This Guide covers:

What is FENSA, Document F - ventilation, and what this means for your windows. Background ventilation, inclusions and exclusions, existing homes, Ventilation and window security.

# Welcome to your Guide to Trickle Vents

**There have been some significant changes to Building Regulations in 2022 regarding the use of Trickle Vents that you will need to be aware of before replacing your existing windows, or when inserting windows into a new-build property.**

Building Regulations are a set of standards designed to ensure the health, safety and higher standards of living for housing.

They are there to ensure a property is safe to live in, but also that it's comfortable to live in and, increasingly, energy efficient and mitigating its contribution to carbon emissions.

The Approved Documents of the Building Regulations are made up of a series of detailed guidance manuals (ranging from A to S) covering everything from structure and fire safety through to security and electronic communications.

Ensuring your window & door replacement project complies with Building Regulations should be handled by your installer and registered via FENSA.

The full Regulations are very detailed, and can be read in full on the [gov.uk/housing-local-and-community/building-regulation](https://www.gov.uk/housing-local-and-community/building-regulation)

## What is FENSA?

FENSA is a government-authorised scheme that monitors building regulation compliance for replacement windows and doors. Each FENSA Approved Installer, from large national brands to small local companies, is assessed regularly by us to ensure its compliance to building regulations is continually maintained.

FENSA ensures the work carried out complies with building regulations, is energy efficient, and registered with the local council, therefore verifying that the installer's guarantee is insured.



## SECTION 1

# Document F - Ventilation

Document F sets out what needs to be done to ensure your window replacement project complies with ventilation requirements. The full document can be viewed here:

[gov.uk/government/publications/ventilation-approved-document-f](https://gov.uk/government/publications/ventilation-approved-document-f)

Over the years, continued product innovation has meant that our homes have become better insulated. As the energy performance of windows and doors has improved, a bi-product of this is that homes are no longer as naturally ventilated as they were in past decades. This means that damp can build up inside your home which, over a sustained period of time, can begin to affect your family's health.

Ensuring sufficient ventilation when replacing your windows and doors helps to provide a healthy and comfortable internal environment for your family.

## What this means for your Windows

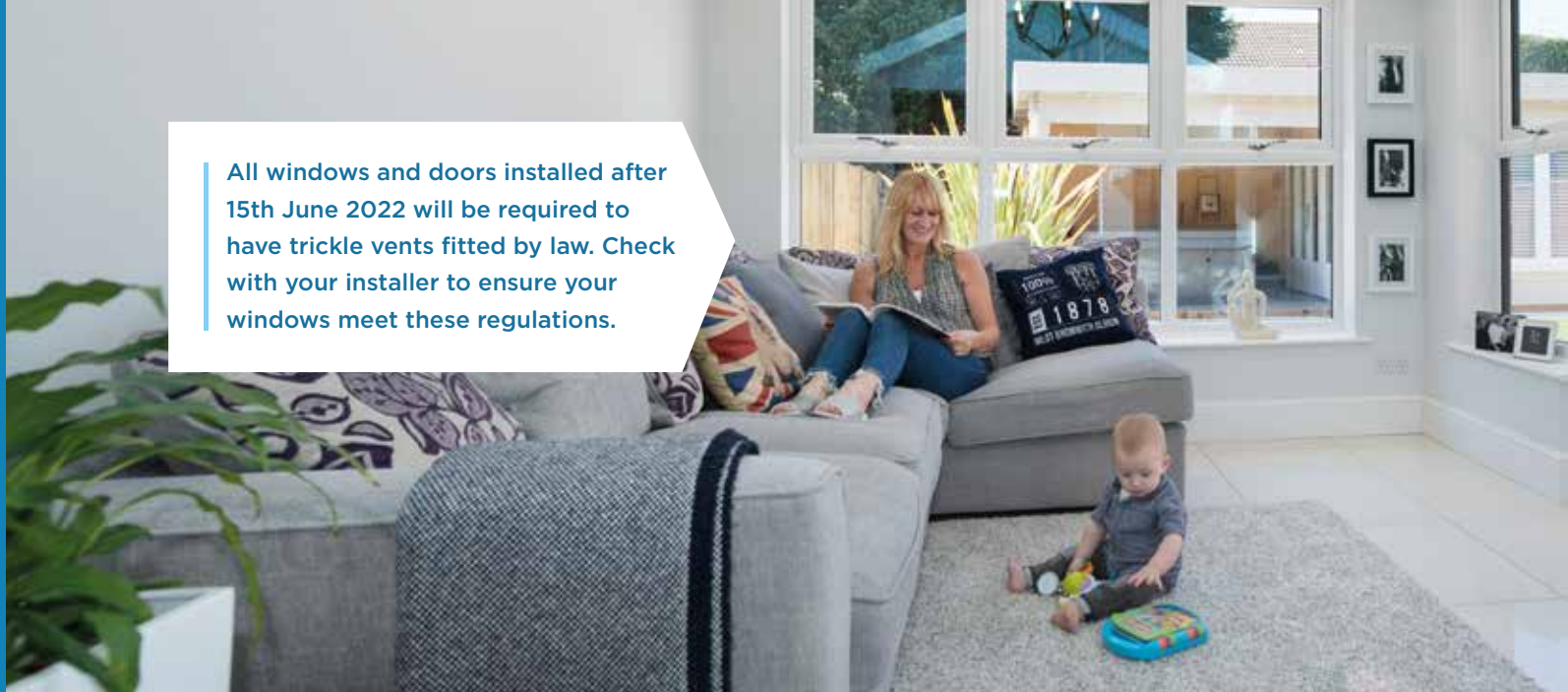
The changes to Approved Document F require the majority of replacement windows and doors to be fitted with trickle vents as a matter of law.



## What is a Trickle Vent?

A trickle vent is a device that allows fresh air to circulate naturally through a room and allow damp air out. It creates a small hole in a window or door to provide permanent ventilation even when they are closed. They're designed to improve the quality of air in a room.

Fitting Trickle Vents to your new windows and doors help avoid problems associated with poorly ventilated areas. Increased airflow throughout a home reduces pollutants and makes for a healthier environment.



All windows and doors installed after 15th June 2022 will be required to have trickle vents fitted by law. Check with your installer to ensure your windows meet these regulations.

## SECTION 2

# When Do The Changes Come Into Effect?

The changes to Approved Document F come into effect from 15th June 2022. Any window and door installation taking place from this date onwards must comply with the new building regulations to be registered with FENSA.

It is important to note that the date on which the contract was signed has no bearing on the registration of the work with FENSA. If the installation takes place from 15th June 2022 onwards it will be expected to comply with the new building regulations.

It will be the responsibility of your window installation company to ensure your replacement windows and doors comply with the Approved Document.



## SECTION 3

# Background Ventilation - Inclusions and Exclusions

Your window installer will be able to advise you on the most suitable type of trickle vent for your property in order to comply with Document F of the Building Regulations.

The vast majority of replacement windows will require trickle vents. The only exception to this will be buildings with heat recovery systems.

If the original windows you are replacing had trickle vents, then the new windows will require trickle vents with the same or better performance levels.

When replacing windows without trickle vents, it will need to be proven that the property will have the same, or better, level of ventilation as a result. Unless the building has a heat recovery system, the best way to comply with this is to fit trickle vents to the minimum standards specified above.

If the property has a continuous mechanical extraction ventilation system you can fit trickle vents to all habitable rooms of 4000mm<sup>2</sup>.



## Existing Homes

- Assuming no background ventilation alternative is being installed, replacement windows should be fitted with trickle vents regardless of whether the windows being replaced previously had vents.
- Habitable rooms and kitchens: 8000mm<sup>2</sup> EA.
- Bathrooms (with or without a toilet): 4000mm<sup>2</sup> EA.
- Addition of a wet room to an existing building: 5000mm<sup>2</sup> EA.
- Addition of a habitable room to an existing dwelling (if existing room has less than 5000mm<sup>2</sup> EA): 10,000mm<sup>2</sup> EA.
- If the existing dwelling has continuous mechanical extract ventilation fitted then 4000mm<sup>2</sup> EA is required in habitable rooms.
- In all cases there is now an Installation & Commissioning Checklist that needs to be completed and handed over by your installer. This includes background ventilation sign off. This Checklist appears in the Approved Document 'Part' F.

The official Gov. Installation & Commissioning Checklist can be found on the [gov.uk/government/publications/home-user-guide-template](https://www.gov.uk/government/publications/home-user-guide-template)

## Ventilation and Window Security

Night latches on windows are not acceptable as ventilation.

To would-be intruders, an open window provides an easy point of entry to your home. Windows that are fitted with 'two stage locking' handles (sometimes referred to as night vent position) can be vulnerable. Controllable trickle vents can ensure your home is consistently ventilated even when the window is locked in a closed position. Further details regarding window security can be obtained from your local crime prevention officer.



## SECTION 5

# What If I Don't Want Trickle Vents Fitted?

The new building regulations state that trickle vents will be required by law in the majority of situations where practically possible. There are exemptions to the rule (eg listed buildings and conservation areas) and these should be discussed with your installer.

If your property does not fall under one of the stated exemptions, then your installer will be required to talk you through the required steps.

Things to note:

- ✓ It is your installer's responsibility to ensure that Building Regulations are adhered to when fitting your windows and doors, but as the homeowner you will be subject to the consequences of non-compliance when you come to sell your home. It is therefore wise to ensure that you always use a FENSA registered installer to install your windows and doors.
- ✓ The main risk of non-compliance is a potential house sale being delayed, or even the value of your house being reduced, if a breach is identified during conveyancing. Homeowners may also be asked to bring the standards of the property up to Building Regulations if local authorities are alerted.



Ensuring you have all the documentation to hand is vital if you ever decide to sell your property - your home's value could be diminished without them.

## SECTION 6

# Certification

### Completion Certificate

When your installation is completed to the required regulations, a FENSA certificate will be issued. This is an important document that must be retained for use if you ever want to sell your property.

### Can I Sell my Home Without Building Regulations Sign Off?

Any diligent solicitor will ensure that evidence of Building Regulations (FENSA) compliance for recently replaced windows is provided during a house purchase.

If you don't have a record of this for some reason, perhaps from work carried out by a previous owner, there are a few ways this can be tackled.

A Regularisation certificate involves a retrospective application in which an inspector checks the build or alteration, but against the regulations that were in place at the time the work took place.

Indemnity insurance is also an option if the work has not been signed off, or paperwork is missing. This safeguards the property from legal action such as a Building Regulations enforcement from the local authority for the new owner.

### Further information

For further information regarding Trickle Vents and Building Regulations requirements, please contact your installer or visit [gov.uk/housing-local-and-community/building-regulation](https://www.gov.uk/housing-local-and-community/building-regulation)

# Further information

**This guide covers the main information relating to the change in Building Regulations and the requirements for trickle vents to be installed on residential properties, and why this is the case.**

The changes come into effect from 15th June and all windows fitted after that date will be required to have trickle vents fitted by law.

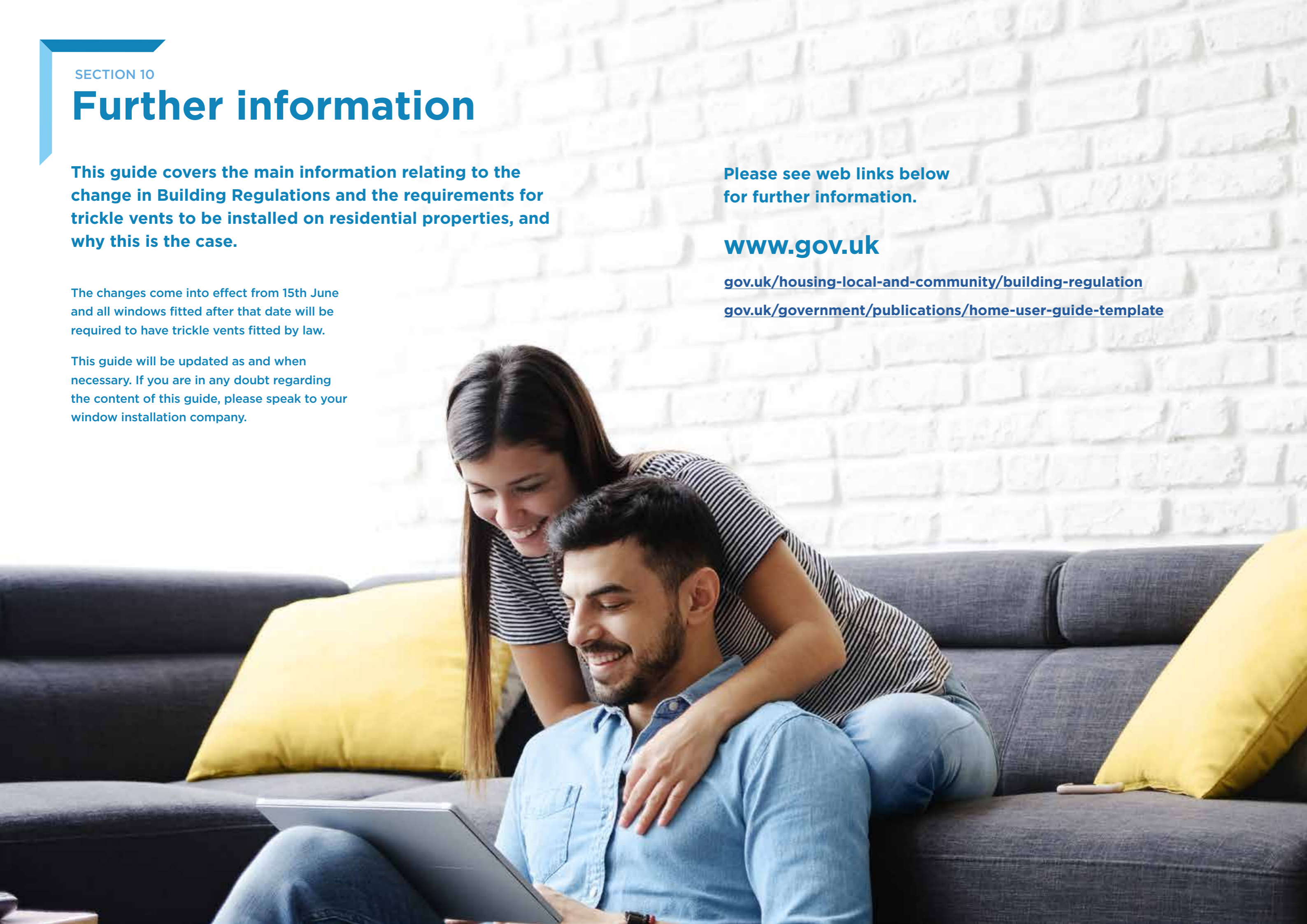
This guide will be updated as and when necessary. If you are in any doubt regarding the content of this guide, please speak to your window installation company.

Please see web links below for further information.

**[www.gov.uk](http://www.gov.uk)**

[gov.uk/housing-local-and-community/building-regulation](http://gov.uk/housing-local-and-community/building-regulation)

[gov.uk/government/publications/home-user-guide-template](http://gov.uk/government/publications/home-user-guide-template)



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