CIBSE Housing Standards Debate

Is it appropriate to stop local authorities setting building standards when the national standards are not ready?

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We have a clear quality agenda that is being dismantled. Uncertain about the new process and outcomes – we all care about quality.

If national standards are good enough local authorities would want to use them – are the limited national standard really going to be the only standards allowed - are local authorities going to have to stop requiring a standard which is already being achieved – a backward step

As currently drafted with the gaps - could reduce quality – surely we are not going to throw away the advances we have already made?
> Will this message slow down innovation generally for house builders. Successful companies and industries need to innovate.

> Doubtful that building standards can be separated from wider environmental policies

> How are local authorities going to respond in practice to maintain their local quality aspirations

> Likely to see market differentiation – low quality mass market v. high specification / quality housing
Where is the emerging agenda?

> Where is the vision and agenda to give people homes fit for the future with increasing aspirations for well-being and efficient high quality living.

> The Code had become outdated – we all share responsibility – are Building Regulations stuck? What is the process for change?

> What about

- Adaptation to climate change
- Overheating and internal daylighting
- Ventilation and internal drying – recent report on health impacts within homes
- Materials
> Many technical issues are now interlinked.
  - Energy efficiency / Daylight / over heating
  - Air-tightness / ventilation / internal pollution
> Adaptation to climate change will force change to Regulations eg- new weather data for over-heating calculations
> Vital to maintain a regulatory balance between interconnected issues for optimised design rather than distorted design
> Performance outcomes are determined by detailed engineering considerations
> How will these be reflected in changing standards
Conclusion

> We need more certainty that the Housing Standards Review will not result in low quality

> At a time of increased house building this could leave an expensive legacy – we are busy regenerating areas with 50 year old housing

> How best can we generate technically robust change that can be delivered in practice?

> Will smaller Government be able to manage the required Building Regulation changes in future years?
Contact us

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