Housing Standards Review

CIBSE

Homes for the Future

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Aims

- **Reduce bureaucracy and costs** on house builders and others - supporting growth whilst delivering quality, sustainability, safety and accessibility.

- **Reform and simplify framework** of building regulations, guidance, local codes and standards.

- Make **housebuilding process easier to navigate** - reduce overlap confusion between regimes.

- **Reduce contradictions and overlap** between standards, and reduce compliance problems.

- Allow **local choice but within sensible parameters**.
2013: strategic consultation

Strategic options consulted on –

• Move standards into building regulations.

• Move standards into a standalone suite permanently (as well as Building Regs and Planning).

• Move standards into a standalone suite temporarily (en route to Building Regulations).

But not a simple task –

• Need primary legislation (change to Building Act).
• Mechanism to ensure that local authorities only draw on the new standards rather than impose their own standards.
• Deregulation policy requirements – “OITO”.
2014: technical / legislative delivery

- **Deregulation Bill** – sets new “optional building regulations” power. Now in Lords.

- **Consultation paper** – set technical document context & questions.

- **Proposed statement of implementation and transitional arrangements** (“WMS”)

- Set of **draft Approved Documents** setting out new standards.

- **Impact Assessment** (savings up to £114m per annum).

- **Aim** – full implementation from Royal Assent.

- **Scope** – Review is **cross-tenure**, applies only to **England**
The New Standards


- **Water** – Baseline regulation (Part G). Potential higher standard (105lpd).

- **Access** – Baseline regulation (Part M). 2 additional areas (equivalent to LTH, and wheelchair housing).

- **Security** – Single minimum level proposed in a new building regulation.

- **Space** – ‘nationally described standard’.

- **NO OTHER REGULATIONS OR STANDARDS PROPOSED** – eg materials, overheating, daylight, ventilation – case to be considered in future as part of Building Regulations programme of work.
Transition

- NEW REGS MADE
- IMPLEMENTATION STATEMENT “WMS”
- CODE WOUND DOWN
- HSR TYPE STANDARDS PASPORTED
- NON HSR STANDARDS END

Springs 2015

- NEW ADs COMMENCE
- PASSPORTED HSR TYPE STANDARDS ONLY FROM NOW

October 2015

- PLANNING & ENERGY ACT AMENDMENT COMMENCES
- ZERO CARBON

October 2016
Steps to System

Housing Standards Review & Planning Linkages

Issue Approved Documents and Regs

National Criteria are published (inc viability)

Issue Planning Written Ministerial Statement

System comes into operation

Process

Local Plan includes optional requirements policies, via EIP (based on national criteria test & viability)

Pre-application discussions to ensure optional requirement is appropriate to specific applications

LPA imposes and informs the developer in writing of the optional requirement planning condition

Developer informs Building Control Body (BCB) of applicable optional requirement(s), if any

BCB to carry out building control functions (approval of plans, inspection and certification) in normal way
Questions?