



Department for
Communities and
Local Government

DCLG UPDATE

HBF TECHNICAL CONFERENCE

Richard Harral
Building Regulations and Standards Division



- Ministerial team
- Key priorities
- Housing supply
- Planning
- Local Government reform
- Rationalising housing standards
- Deregulation
- Housing Standards Review
- Building Regulations
 - Zero Carbon
 - Part C – moisture
 - Part F – ventilation
 - Part L and Energy Performance of Buildings Directive (EPBD)
 - Part M – research



Department for Communities and Local Government



DCLG Ministers

Greg Clarke
Secretary of State



Rt hon Mark Fancois
Minister of state for
Communities and Resilience

- Coastal Communities & Thames Gateway
- Fire & Resilience
- Departmental finance and corporate issues
- Overview of Local Government Policy and Finance
- Deregulation
- Lead Minister on the Devolution Bill
- Minister for Portsmouth



Brandon Lewis
Minister of state for Housing
and Planning

- Housing (including Ebbsfleet)
- Planning Policy
- Neighbourhood Planning
- Lead Minister on the Housing Bill
- Planning Casework
- Architecture Minister



James Wharton
Parliamentary Under Secretary
of State for Local Growth and
the Northern Powerhouse

- Northern Powerhouse, supporting the Secretary of State on City Deals
- European Regional Development Fund
- Enterprise Zones & Local Enterprise Partnerships
- Building Regulations
- Supporting Minister on the Devolution Bill
- Planning Casework



Marcus Jones
Parliamentary Under Secretary
of State, Minister for local
Government

- Local Government Policy, including Adult Social Care and Children's Services
- Local Government Finance
- Homelessness
- Community Rights, including Community Pubs
- High Streets, Town Centres and Markets
- Welfare Reform
- Supporting Minister on the Housing Bill
- Planning Casework



Key Policy Objectives

- Increasing **housing supply**
- Increasing **home ownership**
- **Devolving power** and finance to local areas
- Ensuring **high quality local services**



HOUSING

Since 2010:

- Over 600,000 new homes have been delivered in England.
- Completions are up and housing starts at their highest annual level since 2007
 - Starts in 2014 were up 9% on the year before.
- More council housing has been built since 2010 than in the previous 13 years.
- More than 260,000 affordable homes have been delivered since April 2010:
 - Including nearly 186,000 homes over the last four years through our £19.5 billion affordable homes programme – 16,000 above our target.
 - And, 275,000 further affordable homes will be delivered between 2015 and 2020;
 - Meaning we will have the fastest rate of affordable housebuilding in the last 20 years.
- Over 228,000 people helped by the Government to buy or reserve a property since 2010, through schemes like Help to Buy and the reinvigorated Right to Buy.



THIS PARLIAMENT:

- We will deliver 200,000 Starter Homes exclusively for first-time buyers under 40 years old at a minimum of 20% below open market value.
 - New planning reforms to encourage Starter Homes will be introduced.
 - And £36 million provided to pave the way for the first wave of Starter Homes.
- We have taken action to increase supply and improve choice, quality and cost in the private rented sector through:
 - Up to £10 billion of Housing Guarantees supporting investment; and:
 - £1 billion Built to Rent Fund – helping to fund up to 10,000 new homes for private rent – it has funded delivery of over 4,000 homes to date.
- Enough Public Sector Land has been released to deliver 109,000 new homes.
- Over 100,000 homes unlocked or accelerated on large sites to date through our £1.3 billion Large Sites Programme (2013-2020).
- Number of empty homes at its lowest since records began.
- Mortgage repossessions at their lowest since 2006.

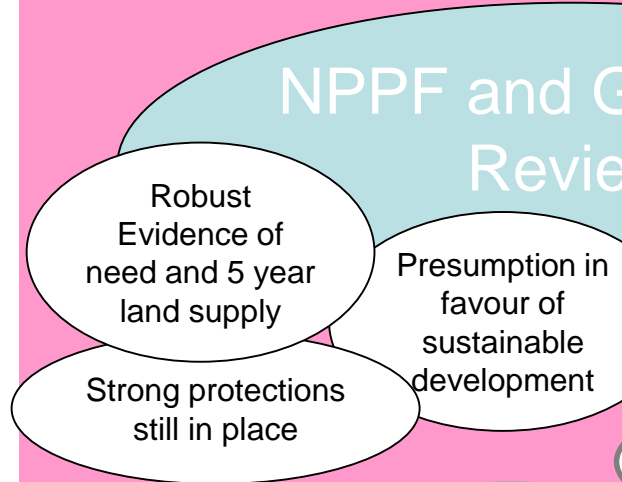


Strategic change: overview – planning reform pre 2015

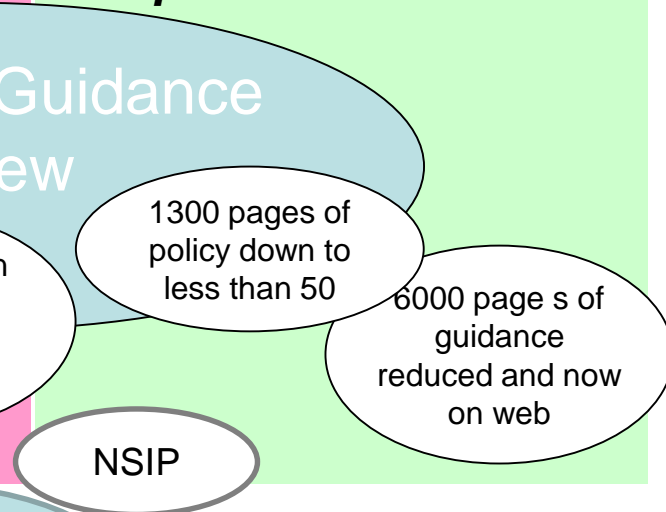
Local



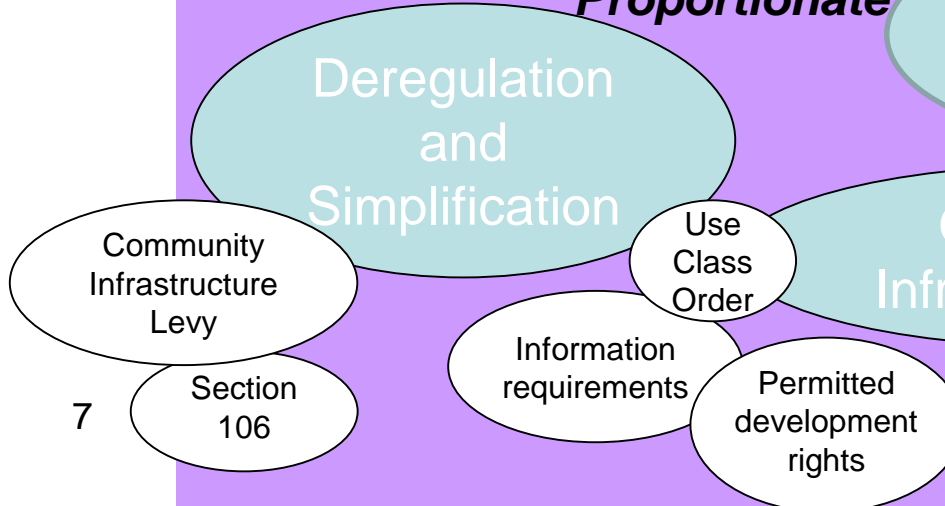
Sustainable



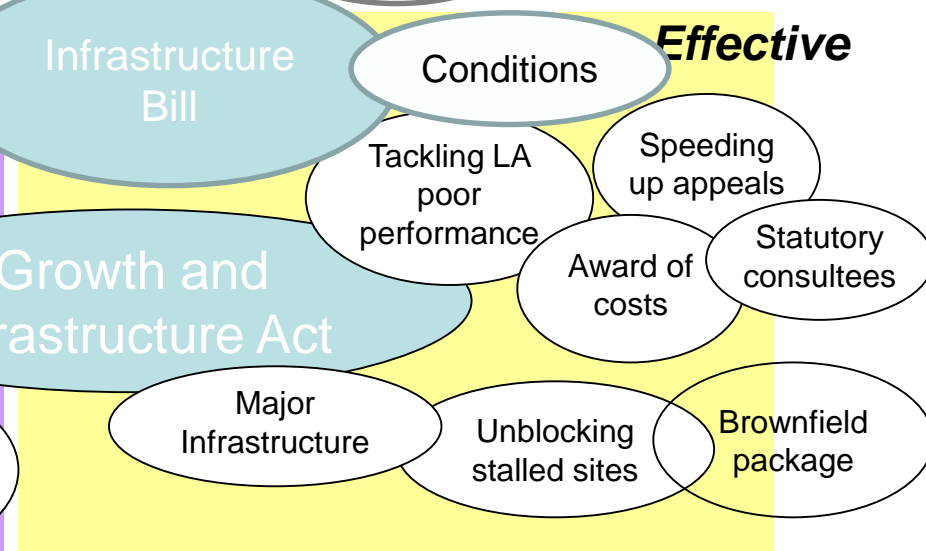
Simple



Proportionate

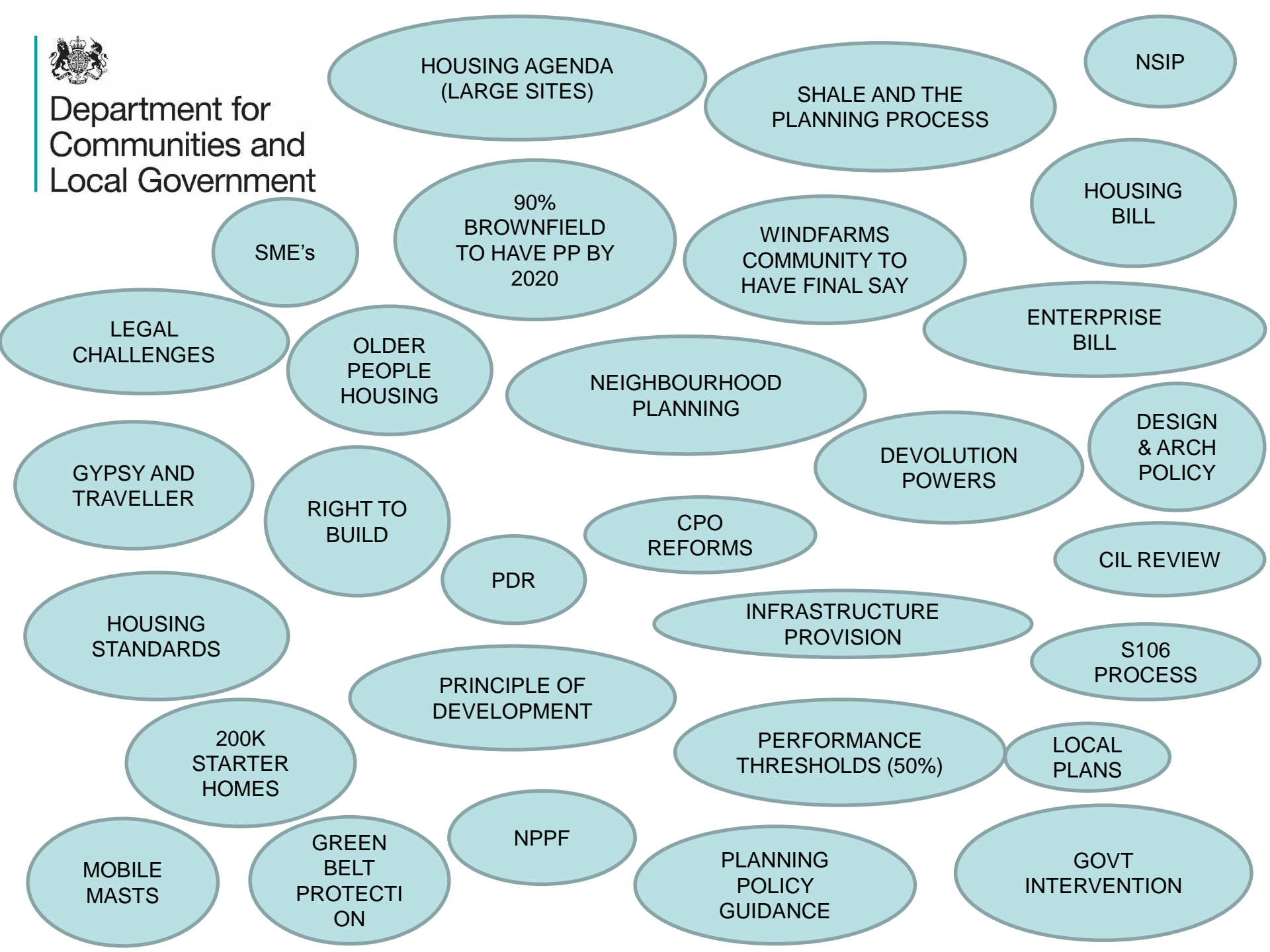


Effective





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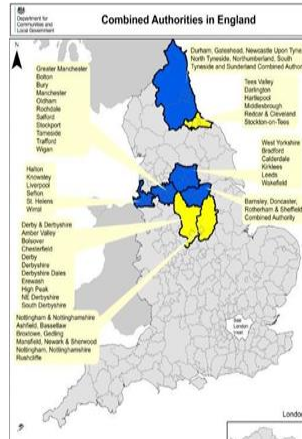


Local Government Reform

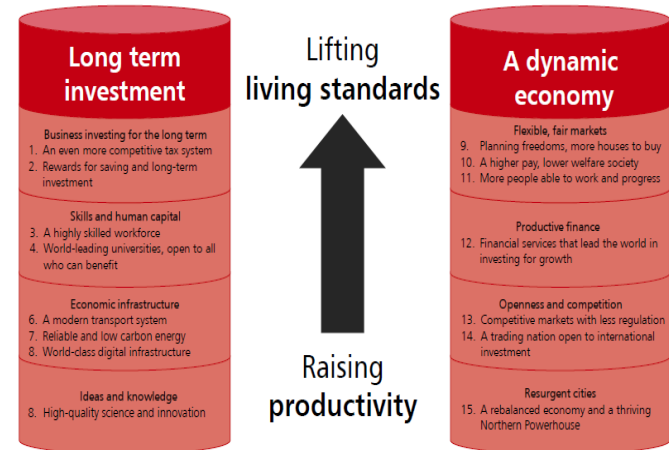
Key themes

Devolution

Greg Clark, DCLG SoS, July 2015
“Those who are prepared to organise to be more effective and more efficient should be able to reap substantially the rewards of that boldness, whether in costs saved, additional revenues generated, or powers that can be vested.”



Productivity and Local Growth



Source: HM Treasury

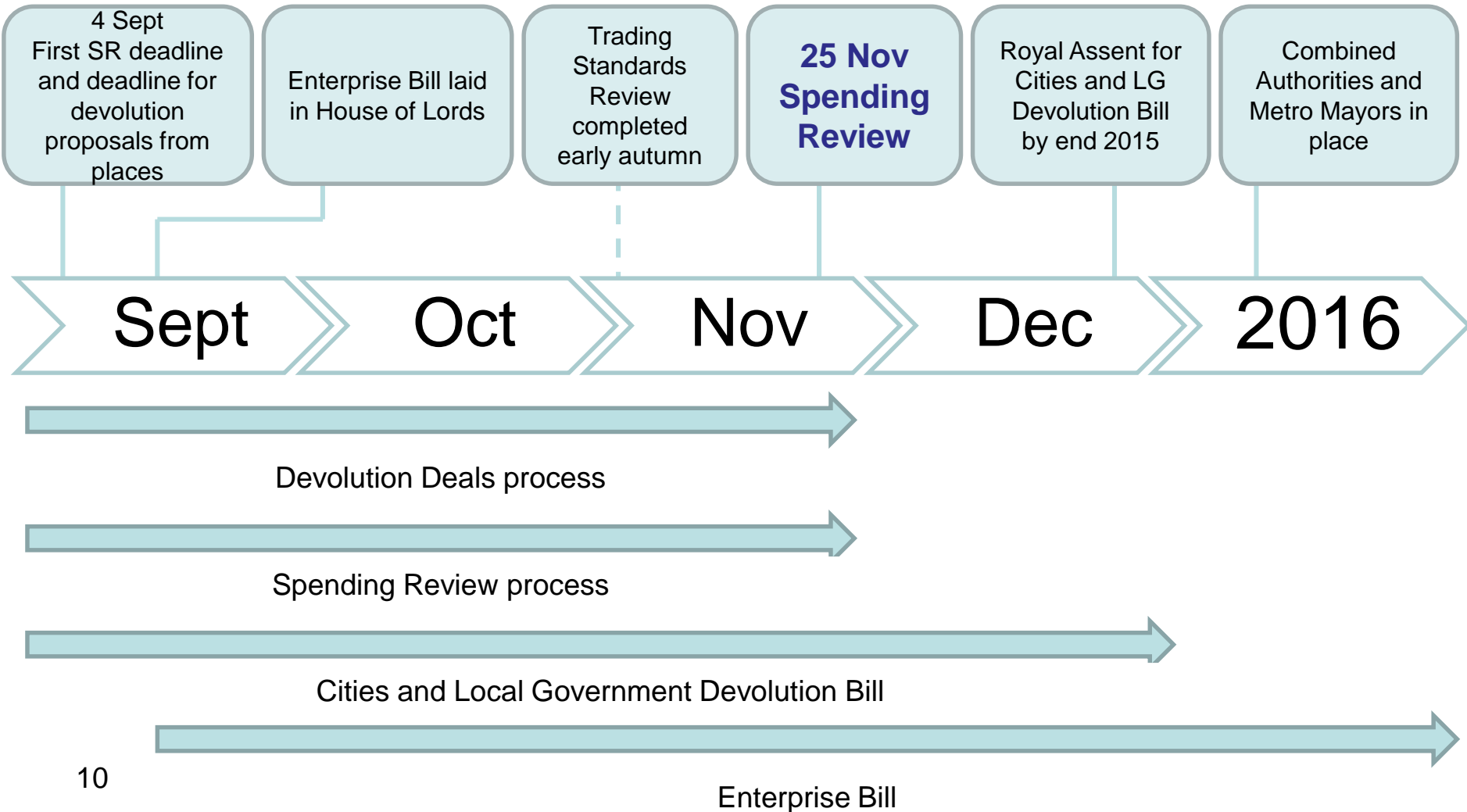
Whilst making...



further savings to all unprotected budgets



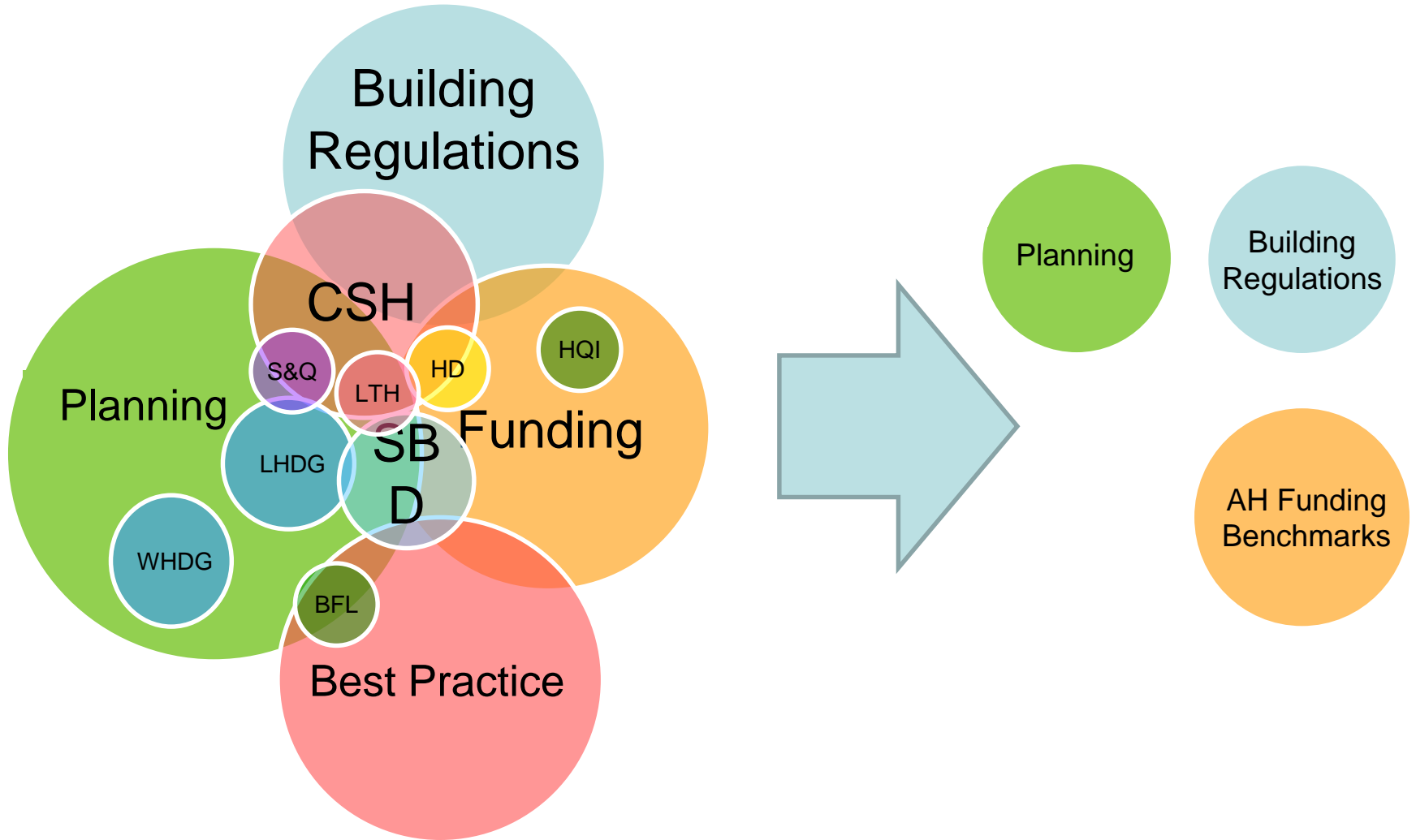
Time-table for reforms





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Rationalising Housing Standards





Background:

- Fundamental **review of planning technical housing standards**, and their link to building regulations
- **Aims** - reduce bureaucracy and costs, reform and simplify framework, make house-building process easier to navigate, reduce contradictions and overlap & allow local choice
- **Extensive work with stakeholders** from a range of sectors e.g. house builders, local authorities, disability and energy groups etc. (over 140 different groups)

Outcome:

- March 2015 – **launch of new approach** and set of streamlined national technical standards
- **The new standards are** - optional building regulations for access and water efficiency, new nationally described space standard (planning standard), new mandatory security standard added to building regs (Part Q).
 - **Planning WMS** set out policy on application of technical standards for plan making and decision-taking
 - **Deregulation Act 2015** set out powers to introduce optional requirements & amend Planning & Energy Act
 - **Code for Sustainable Homes ended** (aside from legacy cases)
 - New approach **will save house builders and councils around £100 million** (Impact Assessment)
- **Status:** Planning transitional period started in Mar and ends in Sept. Implementation runs from Oct 2015 onwards



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Transition and Implementation

Before Mar 2015

Mar 2015

Oct 2015

Oct 2016

**Access
(Lifetime Homes)**

Can keep-as-is

Keep policy but triggers Part M2

**Access
(Wheelchair Housing Design
Guide)**

Can keep-as-is

Keep policy but triggers Part M3

**Security
(Secured by Design - Part 2)**

Can keep for 6 months

Part Q applies

Energy

Policies up to code 4 (Equivalent)

Part L 2016 only

Space

Can keep-as-is

Keep policy but triggers national space standard

Water

Policies up to code 4 (Equivalent) - 110 lpd

Part G higher standard applies - 110 lpd

Code for Sustainable Homes

Ends

Except for legacy cases

**Other technical standards
e.g. materials
(sustainability), overheating
(internal technical)**

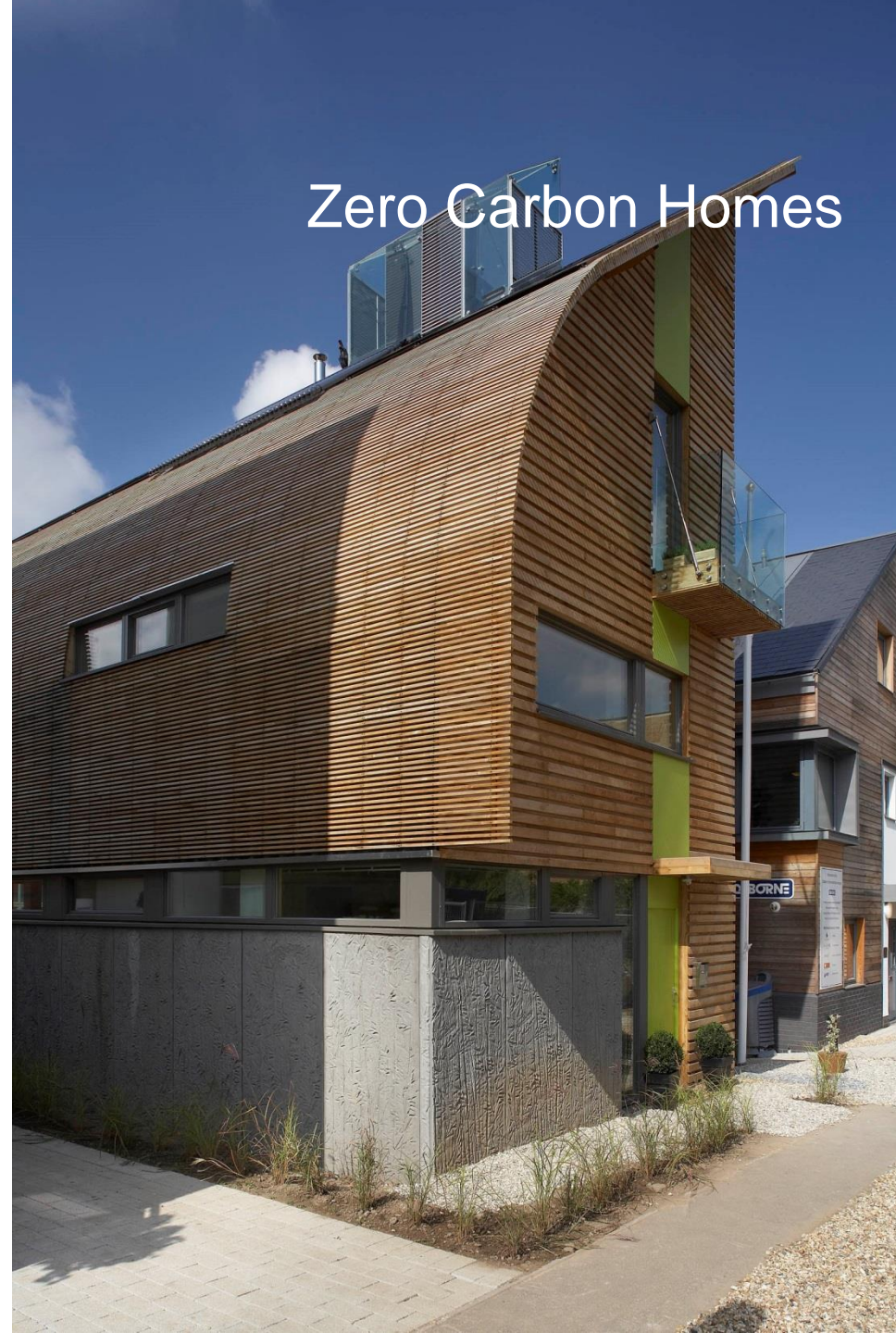
End



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- The Productivity Plan announced that we will **not proceed with zero carbon homes** (or the associated zero carbon standard for new non-domestic buildings).
- The zero carbon standards would have placed a **significant regulatory burden** on house builders and developers.
- Carbon off-setting element – ‘allowable solutions’ – would have added cost but has no benefit to the home buyer
- We’re giving the industry ‘breathing space’ to build the **highly energy efficient homes required by recent changes to building regulations** but we will **keep energy requirements under review**.

Zero Carbon Homes





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Further information on housing standards review

Further information - available from [GOV.UK](https://www.gov.uk)

Other useful links:

- [Planning written ministerial statement](#)
- [Planning guidance for housing optional technical standards](#)
- [A nationally described space standard](#)
- [Approved Document M: volume 1 - access to and use of dwellings](#)
- [Approved Document M: volume 2 - access to and use of buildings other than dwellings](#)
- [Approved Document Q - security - dwellings](#)
- [Approved Document G - sanitation, hot water safety and water efficiency](#)
- [Approved Document H - drainage and waste disposal](#)
- [Circular letter](#)



- Deregulation continues to be a core part of this Government's commitment to boost UK productivity and back British business, the Manifesto committed to "cut a further £10 billion of red tape over the next parliament".
- DCLG are looking to:
 - Develop a package of measures to drive business deregulation through Local Authorities.
 - Improve on our record of deregulation by exceeding the total delivered in the last parliament .
 - Publish our commitments in our Single Departmental Plan in November/December.



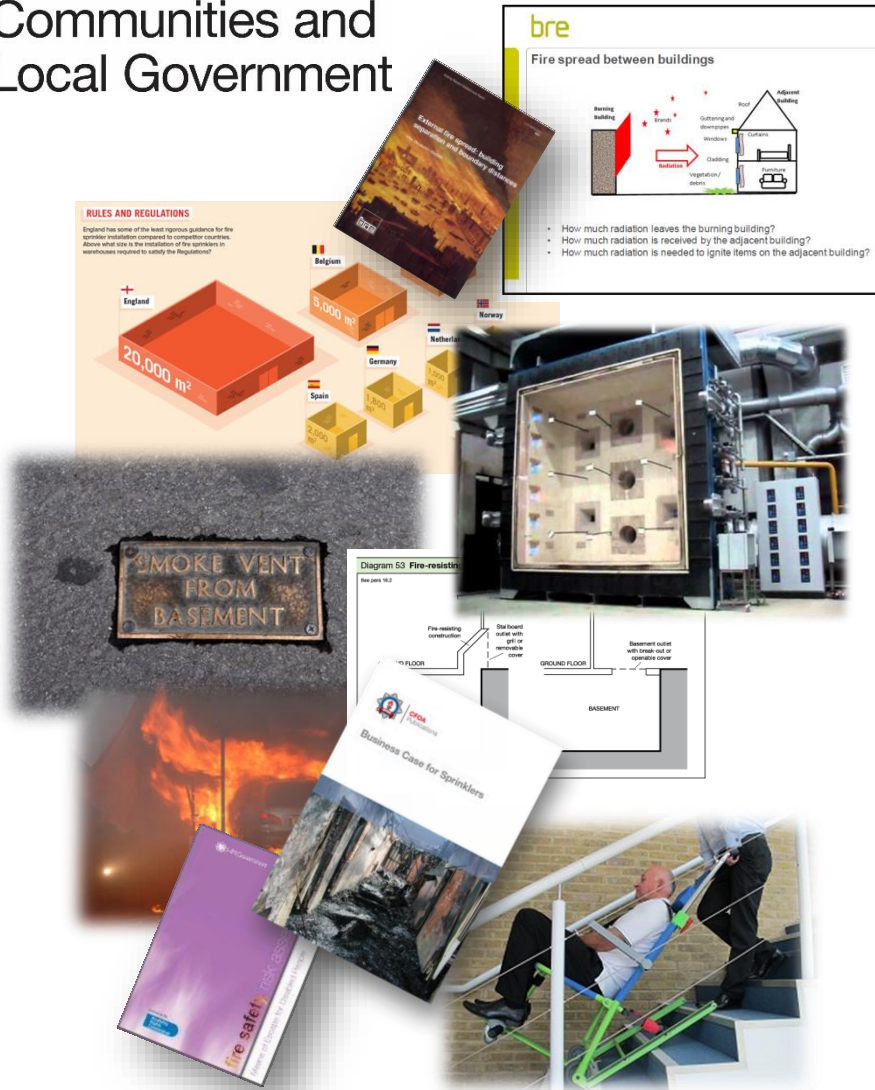
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THE BUILDING REGULATIONS



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Part B - Research



- Space separation
- Compartmentation
- Periods of fire resistance
- Ventilation of Basements
- Sprinklers
- Means of Escape for Disabled People



Construction details – roofs voids etc.



Section X-X



Roof covering to be designated AA, AB or AC for at least 1500mm either side of wall.

Roofing battens and sarking felt may be carried over the wall.

Fire-stopping to be carried up to underside of roof covering. Above and below sarking felt.

Notes

- 1 Fire-stopping should be carried over the full thickness of the wall.
- 2 Fire-stopping should be extended into any eaves.
- 3 The compartment wall need not necessarily be constructed of masonry.



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Buildings should keep moisture out and not suffer from condensation or mould

Issues:

- Guidance in AD C originally produced before AD L was tightened in 2006, 2010 and 2013
- Guidance is complicated
- Guidance mainly relates to new build, not retrofitting (eg. as required when renovating a thermal element)
- Little guidance on some common types of construction
- Guidance missing for common interfaces and details (eg. window opening), where problems commonly occur.

Part C – moisture and condensation





Questions to be answered by research:

- Minimum insulation values for different forms of construction
- How retrofitting of insulation affects penetration of driving rain and rising damp
- Development of simple rules to avoid moisture problems from retrofitting insulation
- Development of guidance to cover most common types of building construction
- Guidance extended to interfaces, details and thermal bridges

What we will do with the output:

- Publish a non-technical summary report
- Consider the need to improve the guidance in AD C
- Share the results with BSI, with a view to updating BS 5250
- Work with industry to disseminate good practice



DCLG Ventilation and Indoor Air Quality Research

- Commissioned AECOM to survey indoor air quality in sample of **naturally-ventilated**, airtight new homes
- Aim is to see if changes made in 2010 to Part F ventilation standards for airtight homes (larger trickle vents) have been effective
- Project being overseen by BRAC working group
- Complements work by Zero Carbon Hub and NHBC Foundation on **mechanically-ventilated** homes



- **Air Quality Research Parameters and Process**
- Homes surveyed must meet these criteria:
 - built to 2010 Part F (ventilation) and Part L (energy efficiency) standards
 - occupied for at least 12 months to allow 'off-gassing' from building materials
 - air permeability (infiltration through gaps and cracks) not greater than $5\text{m}^3/\text{h}/\text{m}^2$
- Surveys will take place this winter and comprise:
 - inspections of 100 homes to check user behaviour and Part F compliance (trickle vent areas, extract fans, door undercuts)
 - measurement of relative humidity and CO_2 in 50 homes to assess ventilation effectiveness
 - measurement in 10 homes of other pollutants (NO_2 , CO, VOCs, formaldehyde, radon) to see if within healthy limits
- Results will be used to assess need to consult on further changes to Part F standards



Part L - Energy Performance of Buildings Directive (EPBD)

- Productivity Plan said we will keep energy efficiency requirements under review
- EPBD requires that Member States report to the Commission on whether our current energy performance requirements for new and existing buildings are cost optimal by June 2017. (Cost-optimal energy performance means that the lifetime cost-benefit analysis is positive.)
- EPBD requires that energy performance requirements be reviewed at least every 5 years with a view to achieving cost optimal levels.
- Cost optimal assessment may identify the need to uplift some of our current requirements. This is broadly consistent with **manifesto commitment to cut emissions “as cost-effectively as possible”**.
- EPBD also requires all new buildings to be Nearly Zero Energy Buildings from 2021 (public buildings from 2019).
- Changing regulations to meet European requirements are out of scope for One-In-Two-Out policy.



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Two part scoping project;

- Part one – scoping evidence on the benefits of accessible housing
- Part two – evaluating effectiveness of existing Part M for buildings other than dwellings.

Next steps

- Research due to complete around February 2016
- No commitment to further review domestic or non-domestic requirements of Part M – Ministers will consider outcomes from research before making any further decisions.



Part M – Access to and use of buildings



- **CE marking requirements continue**
 - Providing info needed by developers, designers, BCBs (see AD7)
 - when products covered by an EN
 - New/amended standards coming include
 - EN1013 (plastic sheets for roofs, walls and ceilings)
 - EN1344 (clay pavers)
 - EN13162-13171 (thermal insulation products)
 - EN 14471 (chimneys)
 - EN15814 (polymer coatings for waterproofing)
 - EN16034 (pedestrian doorsets)
 - EN16069 (thermal insulation)
 - EN 16153 (light transmitting PC sheets for roofing)
 - EN 50575 (cables)
- Commission Implementation report due spring 2016 (proposals for change?)
- Commission review of sustainable buildings (and materials) indicators, to 2017



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THANKYOU

Any Questions?