

MLM

The Building Regulations Advisory Committee

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Background

- Set up in 1962 under the Public Health Act
- Now authorised by the Building Act 1984
- Has a statutory role
- An NDPB and a Scientific Advisory Committee
- Sponsored by Communities and Local Government



Role and Purpose

- *"To advise the Secretary of State on the exercise of his power to make building regulations and other subjects connected with the building regulations"*
- *The SoS must "consult with BRAC before making any substantive building regulations"*
- BRAC doesn't write the regulations
- BRAC doesn't project manage the regulatory programme
- BRAC does provide expert support to this work
- BRAC has moved from reactive to strategic



Membership Composition

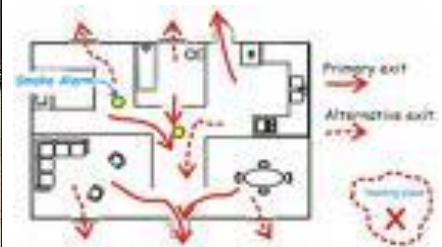
- Members personally appointed by the Secretary of State
- Positions advertised
- No absolute numbers – currently 17 members
- Broad spectrum of experience and interest:
 - ✓ Consumers / Users
 - ✓ House building
 - ✓ Insurance and Standards
 - ✓ Design professionals
 - ✓ Building control
 - ✓ Construction management
 - ✓ Producers
- 3 year appointment, max 10 yrs service
- Members serve in a personal capacity

Member contribution

- Voluntary, not salaried
- Meet 3 days per year, plus Strategy days, plus working parties.....
- Principles of public life must be observed
- It's a Committee.....consensus
- We all have day jobs / responsibilities
- A unique opportunity to shape the future
- Contributing to policy and world leading regulation
- Interesting and varied discussions / workload
- BRAC makes a difference.....

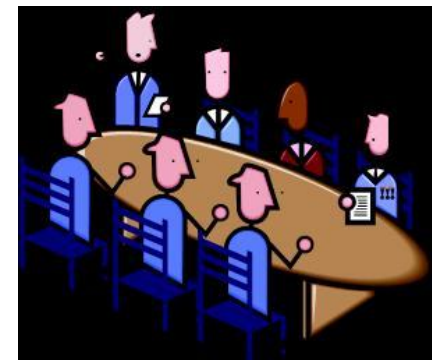
What difference does BRAC make?

- Delivery of practical regulation and guidance
- Improves emerging regulation
- Helps prioritise the regulatory agenda and opportunities
- Helps prevent unwieldy and unnecessary regulation
- Gives the Minister advice on policy, future priorities, solutions to problems
- Achieves workable detail through the working parties



What does BRAC do?

- Advises on strategic options for work programmes and priorities
- Reviews and advises on new regulations
- Assists in the preparation of Approved Documents
- Comments on draft regulation and Approved Documents
- Considers and advises on future regulation and scenarios
- Advises the Minister on specific subjects it feels need addressing e.g. health and safety, accommodating climate change



BRAC is not responsible for

- Political decisions or choices
- EU Directives
- Programme delivery by CLG
- It does have an opinion on all these and advises the Minister accordingly.....



Issues recently considered

- What 2020 to 2050 will look like
- Impact of climate change
- Mitigation and accommodation of climate change
- Improved integration of regulation
- The ability of the industry to deliver

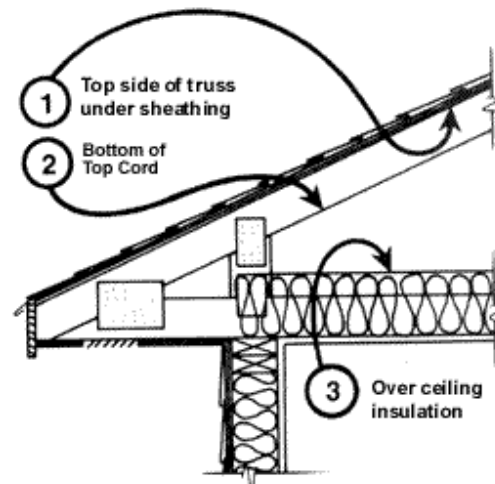


Figure 1. Typical attic section with three possible locations for radiant barrier.



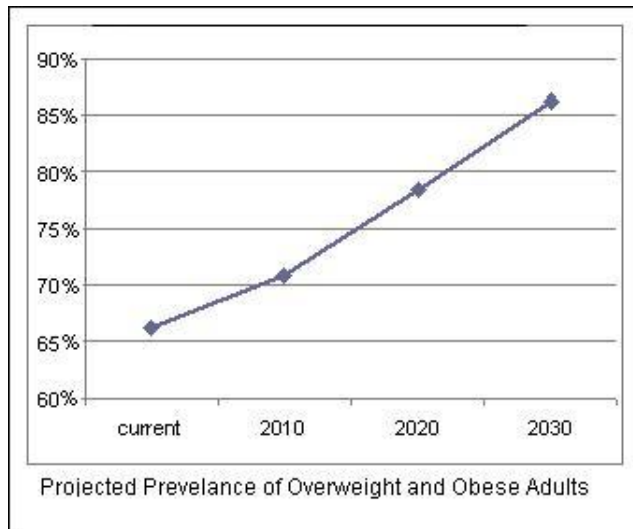
Recurring themes

- Future proofing buildings
- A balance between sustainability and health and safety
- The ability of the industry to deliver



Future proofing buildings

- How will buildings and their occupants accommodate climate change?
- Demographics – buildings need to be different
- People are changing – size, shape, dexterity
- Expectations change – higher or lower?



Why Building Regulations?

- Industry and BRAC consensus is “they’re still needed”
- Consistency and certainty
- Minimum standards
- Public interest
- Homeowners – compliance is not a purchase decision but.....
- Consumer protection - from rogues and themselves



Recent outcomes

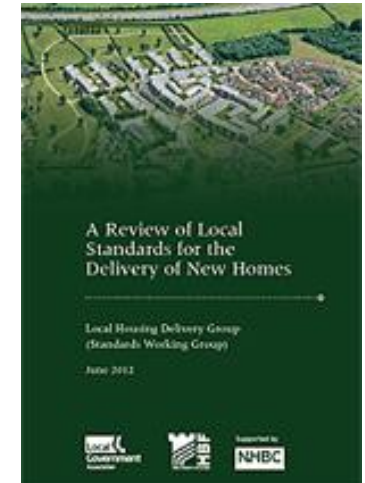
- Energy conservation in existing building stock
- Consequential improvements
- Green deal
- Boiler scrappage scheme
- Competent Persons schemes
- Reducing complexity
- Planned Building Regulations review cycle
- Transparent work programme
- Industry engagement

Areas for improvement / development

- Licensing builders
- Building Notices
- Translating design into performance

Deregulation / Simplification

- Red Tape Challenge
- Harman Review
- Abolish Building Regulations
- Duplication of legislation
- Local Standards / inconsistency
- Fully incorporate sustainability into the Building Regulations?



Future Challenges and opportunities

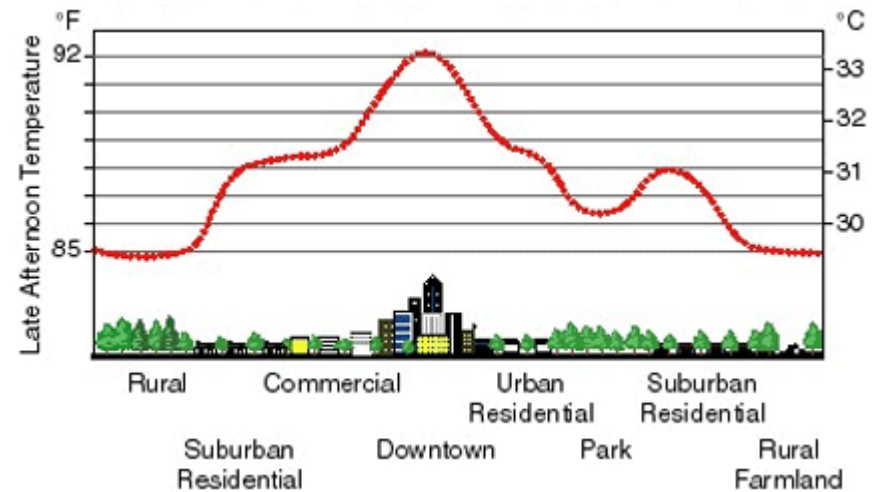
Process -

- Integrating regulations
- Consistency of approach and application
- BIM
- Fully incorporate sustainability into the Building Regulations?
- Can the industry deliver without regulation
- Assumption that health and safety aspects are fine

Future Challenges and opportunities

Low Carbon Environment -

- Performance in use
- Overheating
- Urban heat islands
- Adaptive buildings
- Complexity



A lot to do

BRAC needs your support -

- Representation
- Raising issues and concerns
- Practical solutions
- Working parties
- Engagement and training

BRAC

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Thank You