



Department for
Communities and
Local Government

Building Regulations Update

HBF Technical Conference

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“Unless we deal with the housing deficit, we will see house prices keep on rising. Young people will find it even harder to afford their own home. The divide between those who inherit wealth and those who don’t will become more pronounced. And more and more of the country’s money will go into expensive housing instead of more productive investments that generate more economic growth.”





Department for
Communities and
Local Government

New Ministerial team





What has happened since May 2015...

- Optional Building Regulations' requirements for Access and Water Efficiency and new Part Q (Security) came into force October 2015.



- New Part R (Broadband) Regulations - come into force January 2017.

- Housing and Planning Act 2016
 - Energy standards
 - SUDs
 - Space standards



Housing and Planning
Act 2016

HM Government

The Building Regulations 2010

Physical infrastructure
for high-speed electronic
communications networks
APPROVED DOCUMENT

R

R1 In-building physical infrastructure



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- All Party Parliamentary Group report on the quality and workmanship of new housing in England.
- Bonfield Reviews
 - quality and standards for energy efficiency schemes
 - Property flood resilience
- Climate Change Risk Assessment





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- **And...Brexit...**



The Neighbourhood Planning Bill

The Neighbourhood Planning Bill was introduced into the House of Commons on 7 September. The Bill contains a focused set of measures on planning and compulsory purchase that will:

- **further strengthen neighbourhood planning** to give even more power to local people;
- **improve the use and discharge of planning conditions**, especially pre-commencement conditions;
- **continue the reforms of compulsory purchase** to make the process clearer, fairer and faster for all those involved; and
- better **monitor the impact of permitted development rights** on housing supply.



Forward agenda

- Neighbourhood Planning Bill.
- Housing and Planning Act reviews.
- EPBD cost optimal review.
- Working out Brexit implications.
- Legacy work eg design v as built.
- Climate Change resilience and adaptation.
- Other issues.